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## 22 Evergreen Way, Stourport-On-Severn, Worcestershire, DY13 9GH

This executive detached house is situated upon this popular residential estate located to the Hartlebury side of Stourport on Severn, which grants easy access to the main road networks leading to Kidderminster and the Town Centre, along with access to the local schools including the highly regarded Wilden All Saint CofE Primary School. Having been well cared for by the current owner the accommodation offers flexible and versatile family accommodation briefly comprises a living room, family kitchen diner, office / study, cloakroom and utility to the ground floor, four bedrooms, ensuite and bathroom to the first floor, plus the superb addition of a converted garage to utilise as a home office, gym etc.... Benefitting further from double glazing, gas central heating and off road parking. Internal inspection is essential to fully appreciate the property on offer, book your viewing today.

Council Tax band F.  
EPC Band - TBC.

**Offers Around £395,000**

## 22 Evergreen Way, Stourport-On-Severn, Worcestershire, DY13 9GH

### Entrance Door

Having a slim double glazed side panel and opening to the hall.

### Hall

With stairs rising to the first floor landing, radiator and doors to the living room, cloakroom, office / study and the family kitchen diner.

### Living Room

16'8" max into bay x 13'1" (5.10m max into bay x 4.00m)



Having a double glazed bay window to the front, two radiators, gas fire with surround and coving to the ceiling.

### Office / Study

9'6" x 6'6" (2.90m x 2.00m)



With a double glazed window to the front and radiator.

### Family Kitchen Diner

28'10" max x 9'10" max, plus 8'2" x 3'11" (8.80m max x 3.00m max, plus 2.50m x 1.20m)



A superb space spanning the rear of the property and offering a heart of the home feel, having a kitchen area, dining area and lounge area.

### Lounge Area



Having a radiator, double glazed window to the rear, inset spotlights and tiled flooring.

### Dining Area

Having a two double glazed windows to the sides, sliding patio door to the rear garden, inset spotlights and tiled flooring.

**Kitchen & Diner**



**Cloakroom**



**Kitchen Area**



Having a w/c, pedestal wash basin, tiled splash back, tiled flooring and double glazed window to the side.

**First Floor Landing**

A light airy landing having a double glazed window to the side, doors to all bedrooms and bathroom, plus loft hatch, storage and airing cupboards.

**Bedroom One**

15'1" x 14'1" max inc w/robes (4.60m x 4.30m max inc w/robes)



Fitted with wall and base units having a complementary worksurface over, built in sink unit with drainer and mixer tap, built in double oven and microwave, hob with stainless steel splash back and hood over, integrated dishwasher, tiled splash backs, tiled flooring, double glazed window to the rear and door to the utility.

**Utility**

Having base unit with complementary worksurface over, single drainer sink unit, plumbing for washing machine, space for under counter appliance, radiator, tiled flooring, tiled splash backs and door to the side.

With a double glazed window to the front, fitted wardrobes with sliding mirrored doors, radiator and doors to the en suite.

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### En Suite



Fitted with a bath, shower enclosure with tiled surround, pedestal wash basin, w/c, part tiled walls, tiled flooring, radiator, inset spotlights and double glazed window to the front.

### Bedroom Two

10'5" x 10'5" (3.20m x 3.20m)



Having a double glazed window to the rear, built in wardrobe with sliding mirrored doors and radiator.

### Bedroom Three

10'5" x 9'10" (3.20m x 3.00m)



Having a double glazed window to the front and radiator.

### Bedroom Four

8'10" x 6'10" (2.70m x 2.10m)



Having a double glazed window to the rear, built in wardrobe with sliding mirrored doors and radiator.

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### Bathroom



Fitted with a suite having a bath with shower over, w/c, pedestal wash basin, part tiled walls, tiled flooring, inset spot lights, radiator and double glazed window to the rear.

### Rear Garden



Being laid mainly to lawn with a patio area, decked area and access to the converted double garage.

### Outside



Having a driveway providing off road parking.



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### Converted Double Garage 19'0" x 17'0" (5.80m x 5.20m)



A versatile space which would make an ideal home office or gym.

### Converted Double Garage Interior



### Council Tax

Wyre Forest DC - Band F.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Floorplan

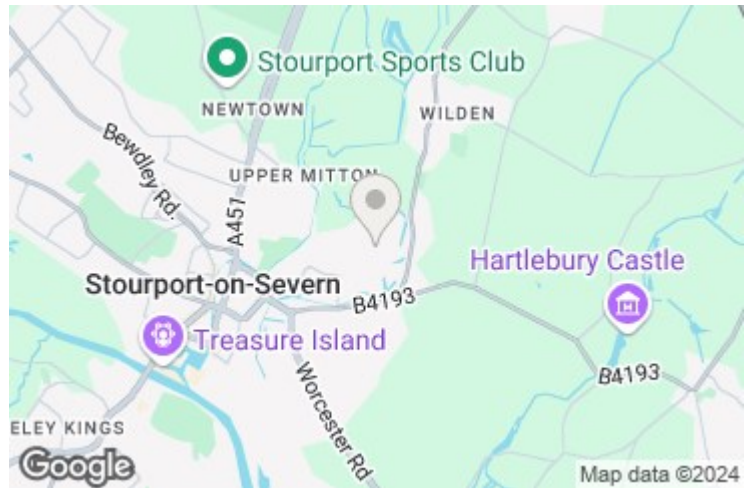
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

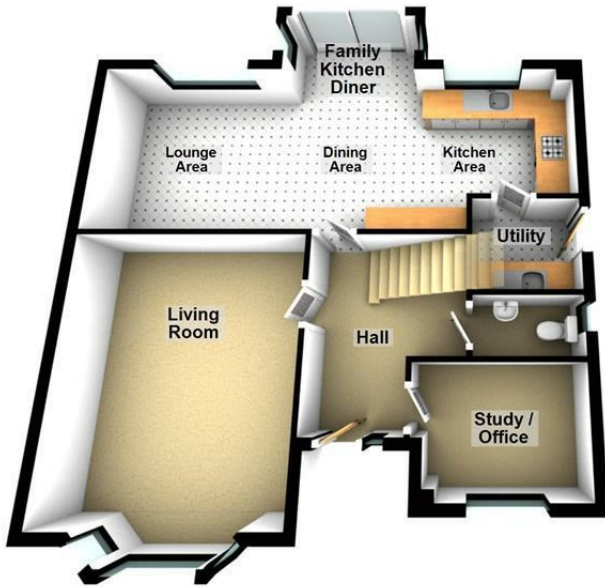
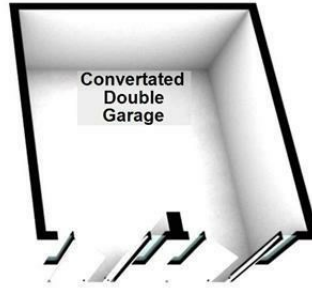
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### RF-120824-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	