



**severn estates**

40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnstateagents.co.uk](http://www.severnstateagents.co.uk)



## **49 Cortland Way, Stourport On Severn, Worcestershire, DY13 8NZ**

This detached house is situated upon a corner plot of the newly built Soapstones development by Messers Taylor Wimpey within this popular area of Stourport on Severn which grants easy access to the local amenities including Primary and High School, convenience shop and main road networks leading to the Town Centre and Bewdley.

Internal inspection is highly recommended to appreciate the accommodation on offer which comprises a spacious living room, kitchen diner, utility and cloakroom to the ground floor. Four bedrooms, ensuite shower room and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking, garage, front and rear gardens. Book your viewing today.

EPC Band B.  
Council Tax Band D.

**Offers Around £385,000**



## 49 Cortland Way, Stourport On Severn, Worcestershire, DY13 8NZ

### Entrance Door

Opening to the hall.

### Hall

Having doors to the living room, kitchen diner, cloakroom, plus radiator and stairs rising to the first floor landing with storage cupboard beneath.

### Living Room

20'0" x 11'1" (6.10m x 3.40m)



A spacious living room having a double glazed window to the front, radiator and double glazed double doors with side panels opening to the rear garden.



### Kitchen Diner



### Kitchen Area

13'5" x 11'9" (4.10m x 3.60m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in double oven and hob with hood over, integrated fridge-freezer and dishwasher, radiator, inset spot lights, double glazed window to the side and arch to the utility.

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### Dining Area

7'2" x 6'6" (2.20m x 2.00m)



Having double glazed windows to the front and side, radiator and inset spotlights.

### Utility

Fitted with a base unit having a worksurface over, integrated washer-dryer, radiator and rear door to the driveway.

### Cloakroom



Fitted with a pedestal wash basin, w/c, heated towel rail and tiled walls.

### First Floor Landing

With doors to all bedrooms, bathroom, loft hatch, radiator and airing cupboard.

### Bedroom One

12'5" max x 11'5" max (3.80m max x 3.50m max)



With a double glazed window to the side, radiator and door to the ensuite shower room.





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**Ensuite Shower Room**



Fitted with a white suite comprising a shower enclosure, pedestal wash basin, w/c, heated towel rail and tiled walls.

**Bedroom Two**

12'1" x 9'6" inc. w/robes (3.70m x 2.90m inc. w/robes)



With a double glazed window to the side, radiator and fitted wardrobes.

**Bedroom Three**

10'2" x 8'2" (3.10m x 2.50m)



Having double glazed windows to the front and side, radiator and storage cupboard.

**Bedroom Four**

11'5" max x 7'6" max (3.50m max x 2.30m max )



Having a double glazed window to the front and radiator.



**Bathroom**



Fitted with a white suite comprising a bath with shower and screen over, w/c, pedestal wash basin, heated towel rail, double glazed window to the front and tiled walls.

**Garage**



Having an up and over door to the front and door to the rear garden.

**Outside**



Situated on a corner plot with driveway to the rear.

**Rear Driveway**



Providing off road parking, access to the garage and gated access to the rear garden.

**Rear Garden**



Being laid mainly to lawn and having a patio area.

**Council Tax**

Wyre Forest DC - Band D.

**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.

The seller has informed us there is a service/estate charge of approximately £125 per year, we await confirmation of this and recommend 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

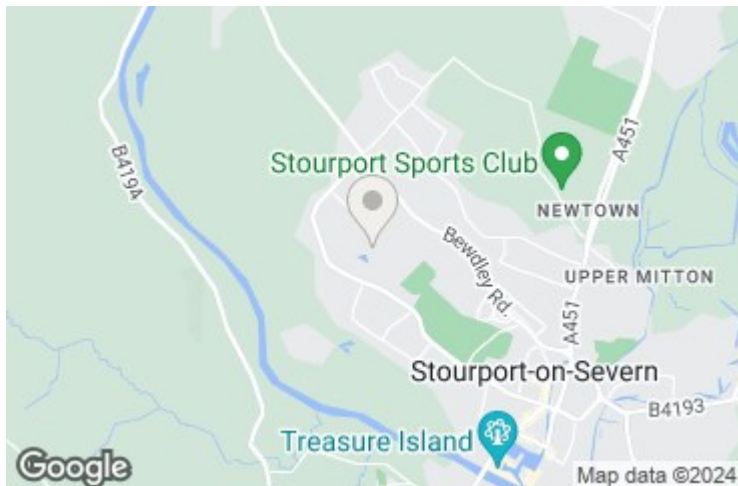
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

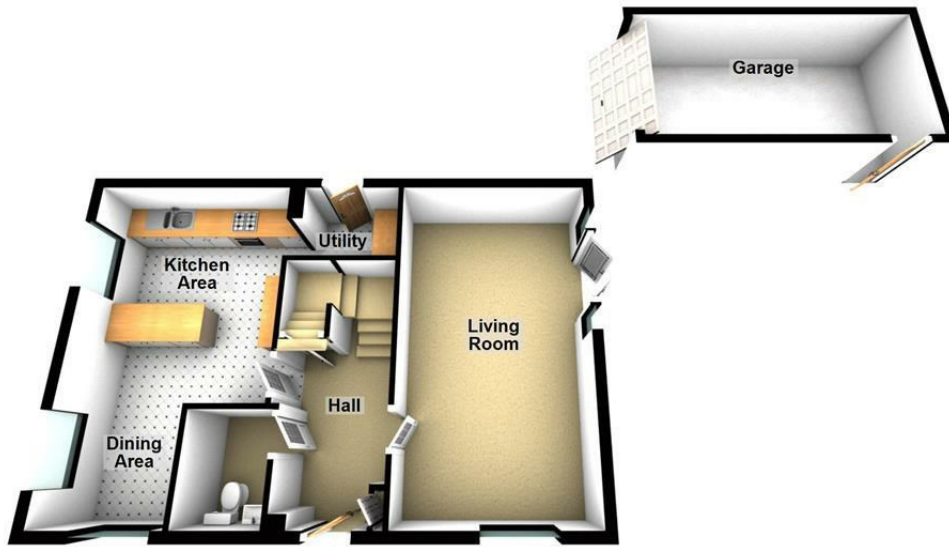
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-030524-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	