

Severn estates

Severn Estates
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55 Steatite Way, Stourport On Severn, Worcestershire, DY13 8PQ

We are delighted to offer For Sale this delightful two bedroom mid terraced house situated upon this modern development in a cul-de-sac setting and offering easy access to the local amenities including Primary Schools, Stourport High School with VI Form, plus main road networks leading to Town Centre, Bewdley and Kidderminster. The property comprises a living room and breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, front and rear gardens and off road parking to the rear. No Upward Chain.

The property is currently tenanted so it would make an ideal buy to let property.

Epc Band C
Council Tax Band B

Offers Around £179,950

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Entrance Door

Being double glazed and opens into the lounge.

Lounge

13'9" x 12'5" (4.2m x 3.8m)



Having a double glazed window to the front, feature fire surround, staircase to the first floor landing, radiator and door to the kitchen / diner.

Kitchen / Diner

12'5" x 9'6" (3.8m x 2.9)



Fitted with a range of wall and base cabinets with wood effect doors and a marble effect work surface over, single drainer sink unit with mixer tap, built in oven and hob, space for domestic appliance, plumbing for washing machine, part tiled walls, wall mounted gas central heating boiler, radiator, double glazed window and door to the rear garden.

First Floor Landing

7'2" x 6'2" (2.2m x 1.9m)

Having doors to the bedrooms, bathroom and storage cupboard.

Bedroom One

12'5" x 9'6" (3.8m x 2.9m)



Having two double glazed windows to the front, radiator and built in wardrobe.

Bedroom Two

10'9" x 5'10" (3.3m x 1.8m)



Having a double glazed window to the rear and a radiator.

Bathroom

6'2" x 6'2" (1.9m x 1.9m)



Having a coloured suite comprising of a panel bath with wall mounted shower over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

Outside

Having a lawn foregarden with pathway to the front entrance door.

Rear Garden



Having a paved patio area with pergola leading to the lawn area with space for a shed and rear gated access to the parking area at the rear.

Tenure - Not Verified

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

Council Tax

Wyre Forest District Council Band

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.

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.

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

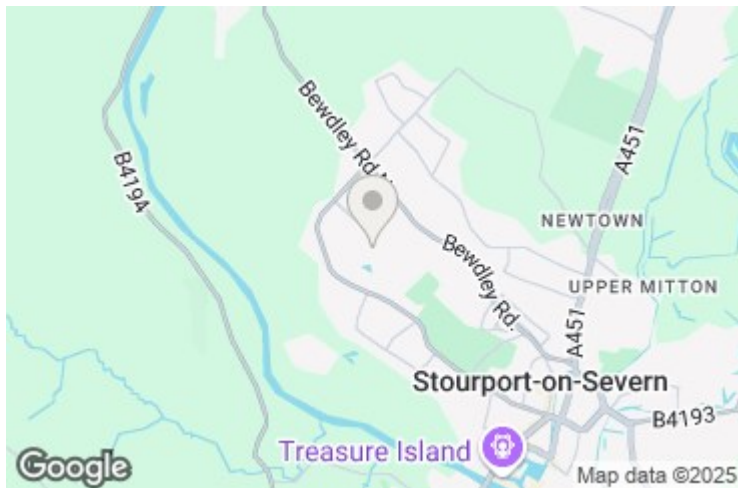
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

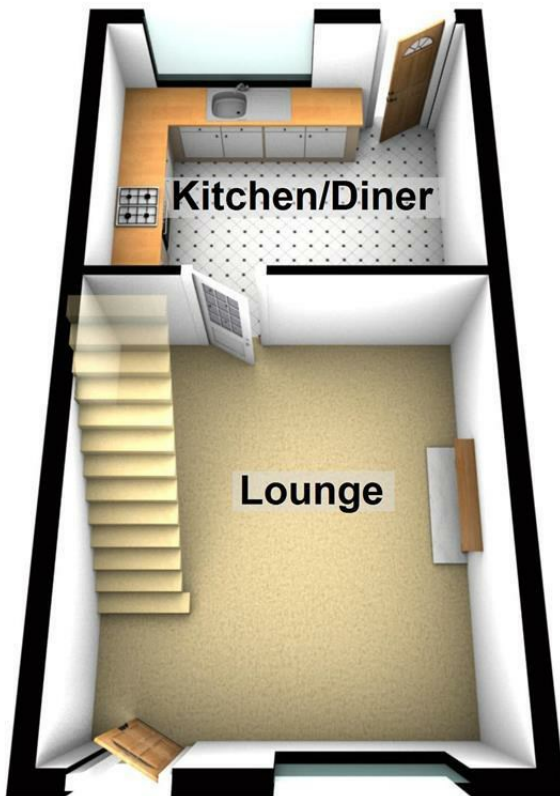
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

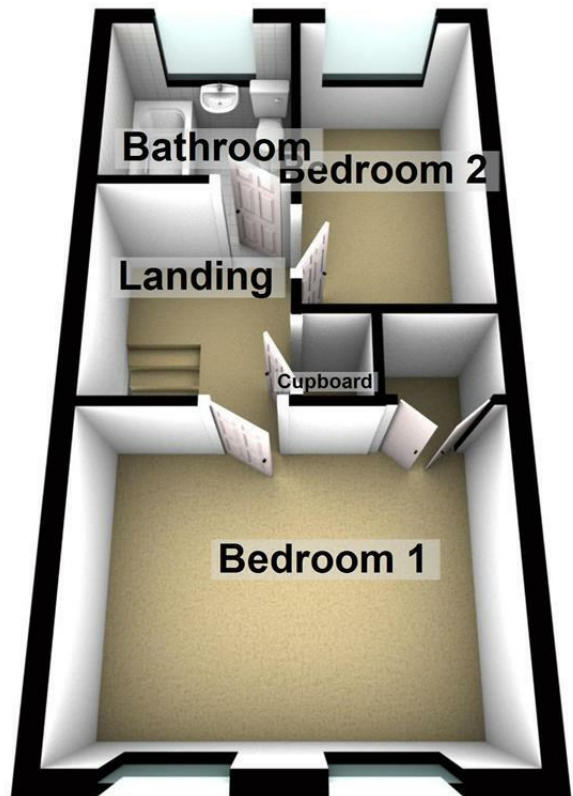
RP-09-11-2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	