



4 Morgan Drive, Stourport-On-Severn, Worcestershire, DY13 8DW

We are delighted to offer For Sale this larger style 'Cambridge' detached house which is located on the 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014 and available with the distinct advantage of No Upward Chain. The popular location offers superb transport links with access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy local convenience store and access to the local Primary and High School.

The internal accommodation is immaculately presented and benefits from being recently re-decorated to a high standard throughout with newly laid flooring, the spacious family accommodation briefly comprises a fantastic family kitchen, living room, utility and cloakroom to the ground floor. Four good sized bedrooms, master with ensuite, and a family bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden, off road parking, and detached garage. Call and book your viewing today to avoid missing out on this sought after family home.

EPC band C.
 Council Tax Band D.

Offers Around £400,000

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Entrance Door

Opening to the entrance hall.

Entrance Hall

With stairs rising to the first floor landing, radiator, double glazed window to the front, and doors to the spacious family kitchen, living room and cloakroom.

Living Room

16'4" x 11'9" (5.00m x 3.60m)



Having a double glazed window to the front, wall mounted electric fire, and radiator.

Family Kitchen

25'3" x 12'5" max, 12'1" min (7.70m x 3.80m max, 3.70m min)



A fantastic family space spanning the rear of the property and having kitchen, dining and lounge area.

Kitchen Area



Fitted with floor to ceiling units having an integrated fridge-freezer, new AEG oven and integrated microwave, complementary wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, fitted hob, integrated dishwasher, double glazed window to the rear, tiled mosaic style splash backs, and door to the utility.

Dining Area



Having sliding patio doors with side panels opening to the rear garden, and radiator.

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Lounge Area



Having a double glazed window and radiator.

Utility



Having a new base unit with complementary worksurface over, single drainer sink unit with mixer tap over, mosaic style tiled splash back, plumbing for washing machine, space for domestic appliance, door leading outside, and radiator.

Cloakroom



Fitted with a w/c, wash basin, radiator, LED mirror, and double glazed window to the front.

First Floor Landing

Having a loft hatch, radiator, doors to all bedrooms and bathroom

Bedroom One

13'1" x 11'9" (4.00m x 3.60m)



Having a double glazed window to the front, fitted wardrobes, radiator, and door to the en-suite shower room.

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Bedroom Two

12'5" x 10'9" max (3.80m x 3.30m max)



En-Suite Shower Room



Fitted with a shower enclosure with tiled surround, wash basin, w/c, double glazed window to the side, LED cupboard with mirrored frontage, and heated towel rail.

Having a double glazed window to the front, and radiator.

Bedroom Three

11'1" max x 9'6" max (3.40m max x 2.90m max)



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

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Bedroom Four

9'2" x 7'6" (2.80m x 2.30m)



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

Bathroom



Fitted with a suite comprising a bath having a tiled surround with shower and screen over, wash basin, w/c, double glazed window, LED cupboard with mirrored frontage, heated towel rail, and airing cupboard.

Outside



With a driveway providing off road parking and access to the detached garage.

Detached Garage



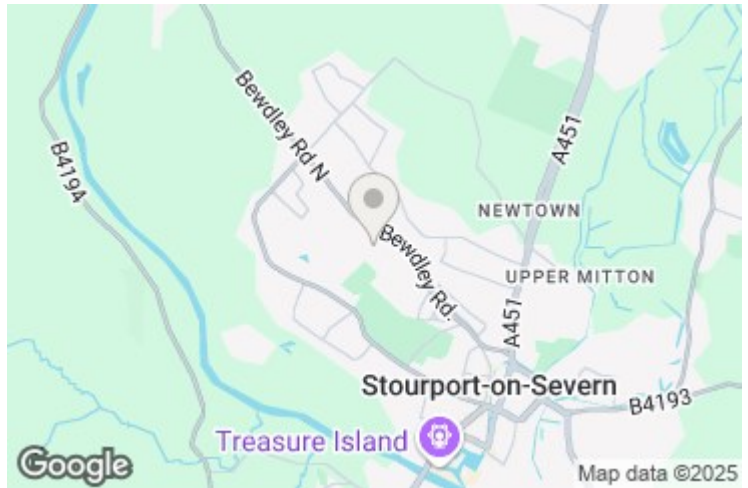
With an up and over door to the front.

Rear Garden



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Rear Elevation



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.

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-210325-V1.0

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 