

**severn estates**

Severn Estates  
40 High Street, Stourport on Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
[sos@severnstateagents.co.uk](mailto:sos@severnstateagents.co.uk)  
[www.SevernEstateAgents.co.uk](http://www.SevernEstateAgents.co.uk)



### **29 Pembroke Way, Stourport-On-Severn, DY13 8RY**

This immaculately presented three bedroom linked detached family home is situated upon this quiet private cul-de-sac along this incredibly popular and sought after location of Stourport on Severn, which offers easy 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.

Presented to an impeccable standard and offering flexible family accommodation the property in is an absolute must view to be fully appreciated with the layout briefly comprising a living room, dining room opening out to the kitchen, office and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Befitting further from gas central heating, double glazing, rear garden, off road parking, and garage. Call today to book your viewing.

EPC Band - TBC.  
Council Tax Band - D.

**Offers Around £315,000**



## 29 Pembroke Way, Stourport-On-Severn, , DY13 8RY

### Entrance Door

Opening to the hall.

### Hall

Having a radiator, and doors to the cloakroom and living room.

### Cloakroom



Having a wash basin fitted to base unit, w/c with concealed cistern, part tiled walls, tiled flooring, and double glazed window to the side.

### Living Room

15'8" x 11'5" max (4.80m x 3.50m max)



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



### Dining Room

12'9", x 8'2" (3.90, x 2.50m)



Beautifully opening out to the kitchen area, stairs rising to the first floor landing, radiator, coving to the ceiling, and additional door to kitchen area.

### Kitchen & Diner







### Kitchen Area

14'9" max x 8'10" max plus, 10'5" x 6'10" (4.50m max x 2.70m max plus, 3.20m x 2.10m)



Fitted with wall and base units having a complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated dishwasher and washing machine, breakfast bar, double glazed windows to the rear, two skylights to the rear, vertical radiator, understairs storage cupboard and door to the office.





## 29 Pembroke Way, Stourport-On-Severn, , DY13 8RY

### Office / Potential Fourth Bedroom

15'5" x 7'6" (4.70m x 2.30m)



With double doors to the rear garden, radiator, airing cupboard, and door to the storage garage.

### Bedroom One

15'8" x 9'6" (4.80m x 2.90m)



With two double glazed windows to the rear, radiator, coving to the ceiling, fitted wardrobes and drawer units.

### First Floor Landing



Having a double glazed window to the side, storage cupboard, coving to the ceiling, doors to all bedrooms and bathroom.





## 29 Pembroke Way, Stourport-On-Severn, , DY13 8RY

### Bedroom Two

8'10" x 8'6" (2.70m x 2.60m)



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

### Bedroom Three

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



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

### Bathroom



Having been fitted with a suite comprising a bath with shower and screen over, w/c, wash basin set to base unit, double glazed window to the side, heated towel rail, plus tiled walls and flooring.

### Outside

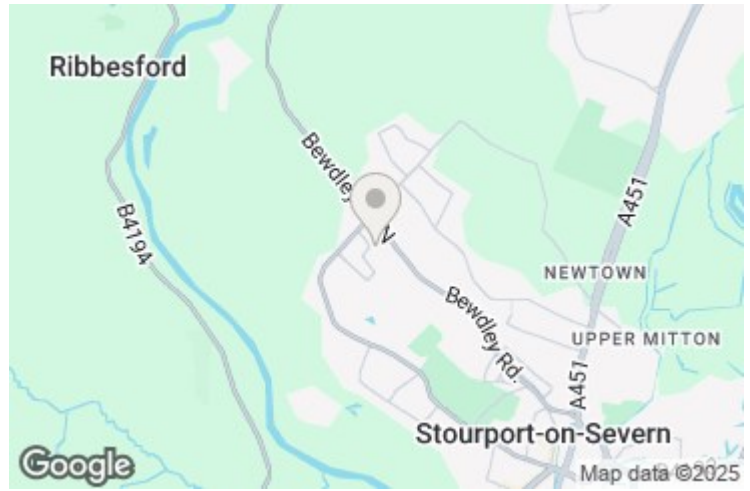


Having a driveway providing off road parking, decorative fore garden, and access to the storage garage.

### Storage Garage

With one and two thirds doors to the front and access door to the office.

### Rear Garden



### Council Tax

Wyre Forest DC - Band D  
Improvement indicator - Yes

### Services

The agent understands that the property has mains water / electricity / gas / 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

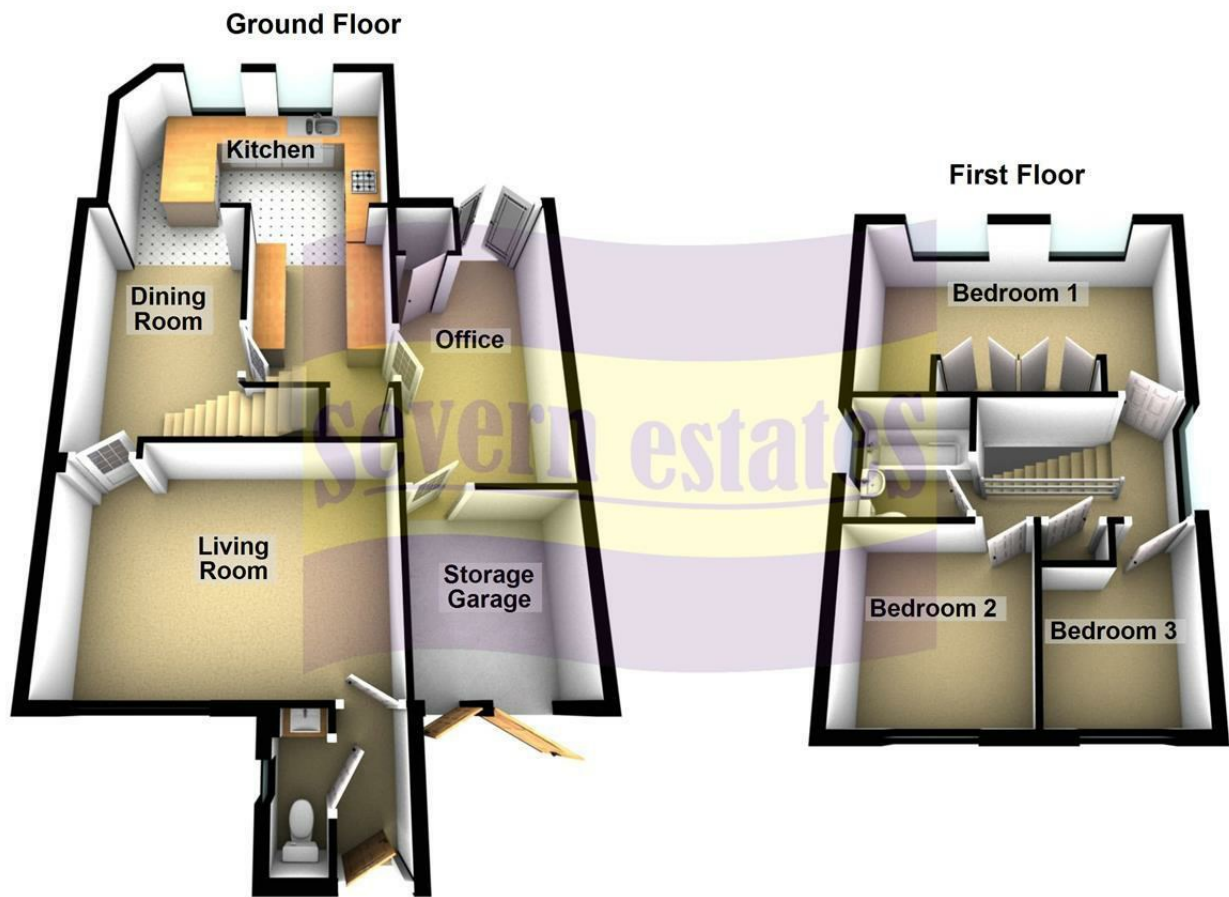
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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.





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 