



### 35 Longboat Lane, Stourport-On-Severn, DY13 8AE

This impeccably presented, spacious family home is located within this quiet, convenient and sought after location which grants easy access to the local Primary and High school, town centre and excellent transport links leading to Kidderminster and Worcester, plus the Canal and countryside great for those who enjoy walks. The immaculately presented interior offers spacious accommodation which briefly comprises a living room, kitchen diner, conservatory, and cloakroom to the ground floor, four bedrooms, two ensuite shower rooms, and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, and garage. Internal inspection comes highly recommended to fully appreciate the property and location on offer.

EPC band C.  
Council Tax Band - D.

**Offers Around £340,000**

## 35 Longboat Lane, Stourport-On-Severn, , DY13 8AE

### Entrance Door

Opening to the hall.

### Hall

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

### Kitchen Diner

15'5" into bay x 9'2" (4.70m into bay x 2.80m)



Fitted with wall and base units having a complementary work surface over, built in oven and hob with hood over, integrated freezer, plumbing for washing machine, space for under counter appliance, tiled splash back, double glazed bay window to the front, vertical radiator, and door to the side.

### Kitchen Area



### Dining Area



### Living Room

15'5" x 15'5" (4.70m x 4.70m)



With a feature electric fire with surround, two radiators, coving to the ceiling, and sliding patio doors to the conservatory.



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### Conservatory

13'1" x 9'10" (4.00m x 3.00m)



With double glazed windows to the side and rear, plus sliding patio doors to the rear garden.

### Bedroom One

12'5" x 9'10" max, 9'2" min (3.80m x 3.00m max, 2.80m min)



With a double glazed window to the front, radiator, slim fitted wardrobe with sliding mirrored doors, and door to ensuite one.

### Cloakroom



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

### Ensuite One



Fitted with a shower enclosure with tiled surround, wash basin set to base unit, w/c, part tiled walls, heated towel rail, and double glazed window to the side.

### First Floor Landing

With doors to all bedrooms, bathroom, airing, and storage cupboards.

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### Bedroom Two

11'5" x 8'6" (3.50m x 2.60m)



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

### Bedroom Three

12'9" x 8'10" (3.90m x 2.70m)



With a double glazed window to the rear, radiator, and fitted wardrobe with sliding mirrored doors.

### Ensuite Two



Fitted with a shower enclosure with tiled surround, wash basin set to base unit, w/c, radiator, and double glazed window to the front.

### Bedroom Four

9'6" x 7'10" (2.90m x 2.40m)



With a double glazed window to the rear, radiator, and fitted wardrobe with sliding mirrored doors.

## Bathroom



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

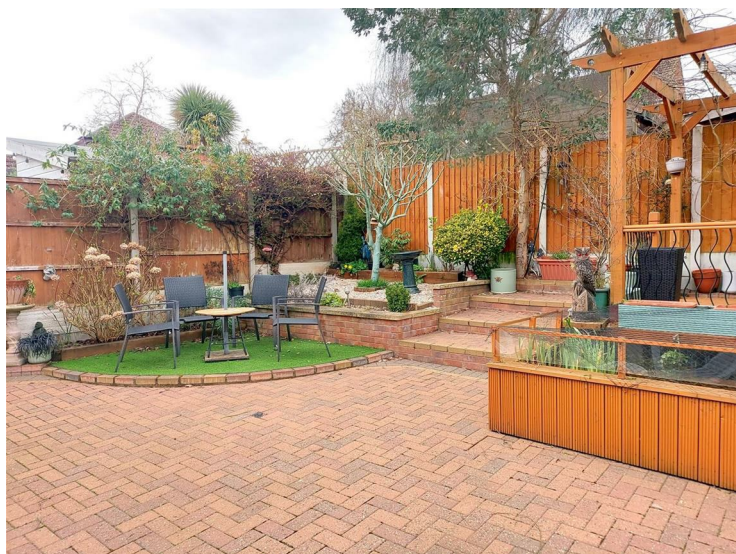
## Outside

Having a block paved frontage providing ample of road parking, and access to the garage.

## Garage

Up and over door to the front, and rear pedestrian door.

## Rear Garden



## 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

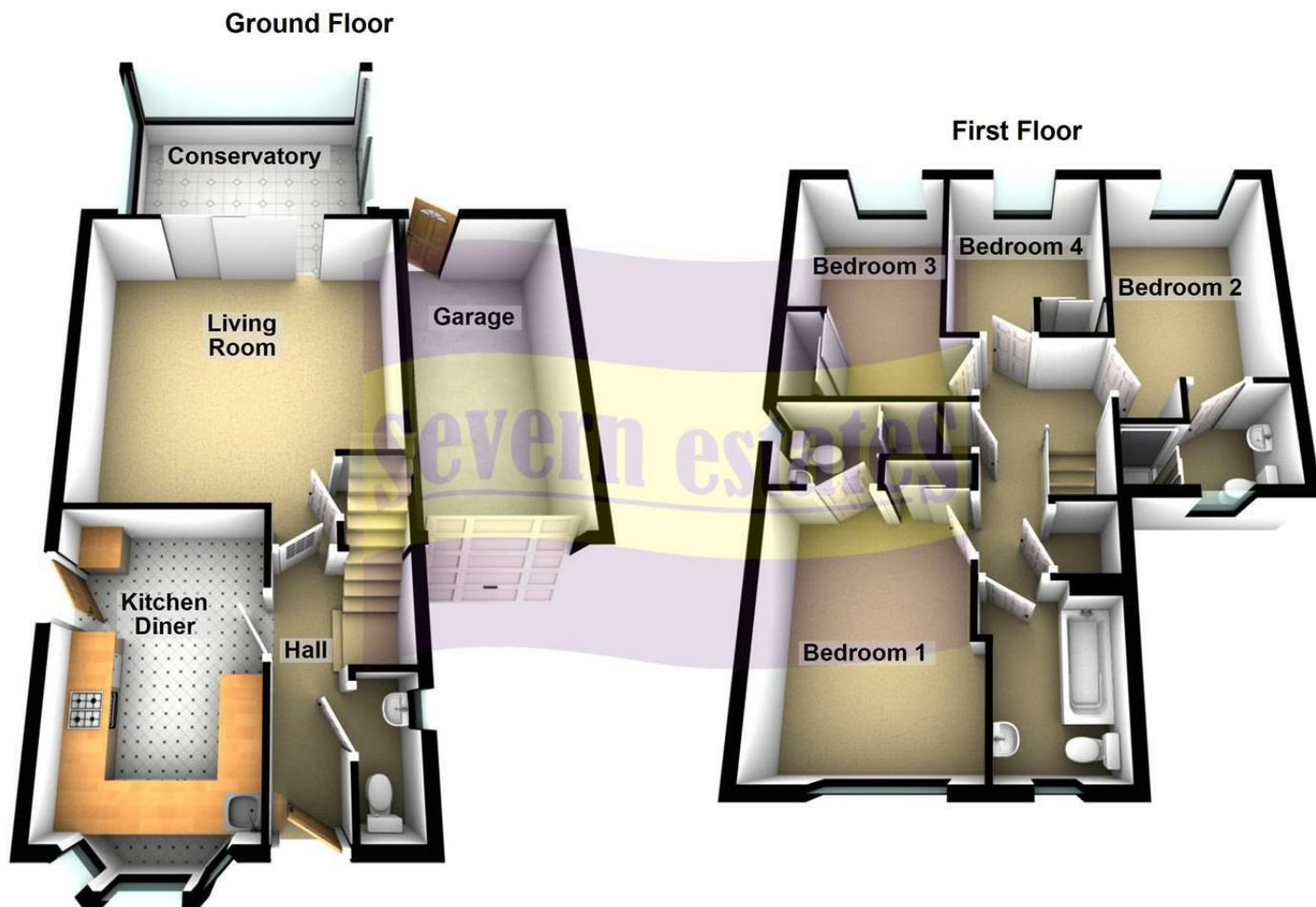
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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 