



### **37 Great Western Way, Stourport-On-Severn, Worcestershire, DY13 8AG**

We are delighted to offer For Sale for the first time since new this delightful family home, situated upon this highly sought after development which is ideal for local primary schools and the Stourport High School & VI Form, in addition to Stourport Town Centre and main road networks. The accommodation offers family sized accommodation which briefly comprises of a lounge, dining room, kitchen, utility and cloakroom to the ground floor, master bedroom with ensuite shower room, three further bedrooms and family bathroom to the first floor. The property benefits further from majority double glazing (fitted inside the last 12 months), gas central heating system, off road parking, car port and garage. Available with No Upward Chain so book your viewing today to avoid missing out.

EPC band Tbc.  
 Council Tax Band E.

**Offers Around £390,000**



## 37 Great Western Way, Stourport-On-Severn, Worcestershire, DY13 8AG

### Entrance Door

Double glazed door opens into the reception hall.

### Reception Hall

Having staircase to the first floor landing, radiator, doors to the lounge and cloakroom.

### Cloakroom

4'11" x 3'3" (1.5m x 1.0m)

Having a pedestal wash hand basin and W/C.

### Lounge

21'3" max 19'0" min x 12'9" (6.5m max 5.8m min x 3.9m)



Having a double glazed walk in bay window to the front, feature fire surround with fire, radiator, coving to the ceiling, dado rail, doors to the dining room and kitchen.

### Dining Room

9'10" x 9'6" (3.0m x 2.9m)



Having double glazed double doors to the rear with side panels, coving to the ceiling, radiator and door to the kitchen.

### Kitchen

10'2" x 9'6" (3.1m x 2.9m)



Fitted with a range of wall and base cabinets with wood effect and glazed doors and complimentary work surface over, single drainer sink unit with mixer tap, built in double oven and gas hob, space for domestic appliance, double glazed window to the rear, beams to the ceiling and door to the utility room.

### Utility

6'10" x 4'11" (2.1m x 1.5m)

Having a base unit with complimentary work surface over, sink unit with taps door and window to the side.

### First Floor Landing

Having access to the loft space, double glazed window to the side, storage cupboards and doors to the bedrooms and bathroom.

### Bedroom One

12'9" x 9'10" (3.9m x 3.0m)



Having a double glazed window to the rear, radiator, fitted wardrobes with shelving and drawers with a further set of wardrobes having sliding mirror doors and a door leads to the ensuite shower room.

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### Ensuite

7'2" max 4'7" min x 5'6" (2.2m max 1.4m min x 1.7m)

Having a shower base with wall mounted shower, pedestal wash hand basin, W/C, radiator, part tiled walls and window to the side.

### Bedroom Two

10'5" x 9'10" (3.2m x 3.0m)



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

### Bedroom Three

10'2" x 8'8" (3.1m x 2.66m)



Having a double glazed window to the rear and radiator.

### Bedroom Four

10'2" x 7'2" (3.1m x 2.2m)



Having a double glazed window to the front and radiator.

### Bathroom

6'10" x 6'6" (2.1m x 2.0m)



Fitted suite comprising a panel bath, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the side.

### Outside

Lawn fore garden with driveway providing off road vehicular parking with access to the car port and garage.

### Car Port

24'11" x 7'10" (7.6m x 2.4m)

Having an up and over door to the front and access to the garage.

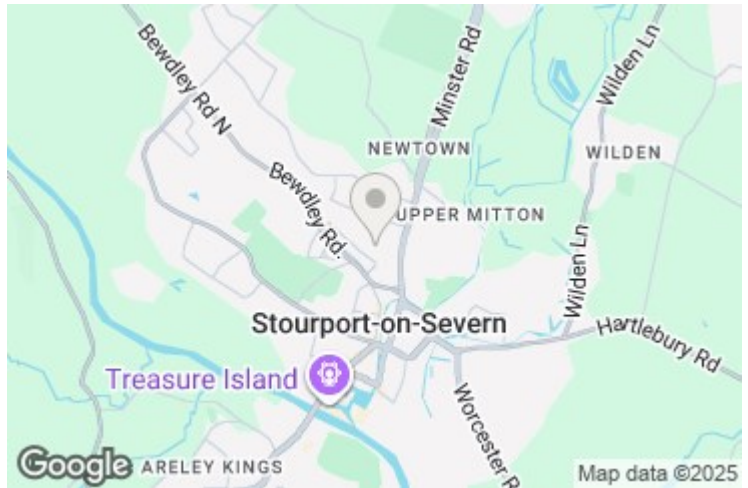
### Garage

18'0" x 7'6" max (5.5m x 2.3m max)

Having an up and over door to the front, double glazed window to the rear, double glazed door out to the rear garden and wall mounted boiler.



### Rear Garden



Lovely rear garden with paved patio area with many flowers and bushes.

### Council Tax

Wyre Forest District Council Band E.

### Tenure - Not Verified

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

### 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.

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