



42 Longboat Lane, Stourport-On-Severn, Worcestershire, DY13 8AE

This desirable detached house is available with the distinct advantage No Upward Chain, position along this 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 property has been extended to the rear to offer spacious family accommodation which briefly comprises a living room, dining room, kitchen, lean-to, and cloakroom to the ground floor, four bedrooms, ensuite shower room, and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, garage, and a generally South facing rear garden. Internal inspection comes highly recommended to fully appreciate the property and location on offer.

EPC band C.
 Council Tax Band - D.

Offers Around £335,000

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Entrance Door

Opening to the hall.

Hall

Having Parquet flooring, stairs to the first floor landing with storage cupboard beneath, part paneled walls, coving to the ceiling, and doors to the living room, kitchen, and cloakroom.

Living Room

17'8" into bay x 11'5" (5.40m into bay x 3.50m)



With a double glazed bay window to the front, feature gas fire with surround, coving to the ceiling, and door to the dining room.

Extended Dining Room

14'9" x 11'5" (4.50m x 3.50m)



Having double glazed sliding patio door to the rear garden, radiator, coving to the ceiling, and window to the lean-to.



Kitchen

14'5" x 8'6" (4.40m x 2.60m)



Fitted with wall and base units having a worksurface over, one and a half bowl sink unit with mixer tap, built in oven, and twin hob, tiled splash backs, tiled flooring, plumbing for domestic appliance, double glazed window to the rear, radiator, and door to the lean-to, and dining room.

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Lean-To

Having a worksurface with space and plumbing for domestic appliance beneath, single drainer sink unit, double glazed windows to the side and rear, and door to the rear garden.

Cloakroom



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

First Floor Landing

With doors to all bedrooms, bathroom, and having a loft hatch.

Bedroom One

12'5" x 11'5" inc. w/robe (3.80m x 3.50m inc. w/robe)



With a double glazed window to the front, radiator, built-in wardrobes, and door to the ensuite shower room.

Ensuite Shower Room



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

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Bedroom Two

9'2" to w/robe x 7'10", plus 6'10" x 3'7" (2.80m to w/robe x 2.40m, plus 2.10m x 1.10m)



With a double glazed window to the front, radiator, and built-in wardrobes.

Bedroom Three

10'5" x 7'6" (3.20m x 2.30m)



With a double glazed window to the rear, radiator, and built-in wardrobes.

Bedroom Four

9'2" x 8'6" inc. w/robe (2.80m x 2.60m inc. w/robe)



With a double glazed window to the rear, radiator, and built-in wardrobes.

Bathroom



Fitted with a bath having shower and screen over, w/c, pedestal wash basin. tiled walls, radiator, and double glazed window to the rear.

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Outside



Providing ample off road parking, access to the garage, and gated side access.

Rear Garden



Being generally South facing and having a patio area spanning the rear of the property, leading to the lawn with borders.



Rear Elevation



Garage

With an up and over door to the front, side pedestrian door, lighting, electrics.



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.

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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

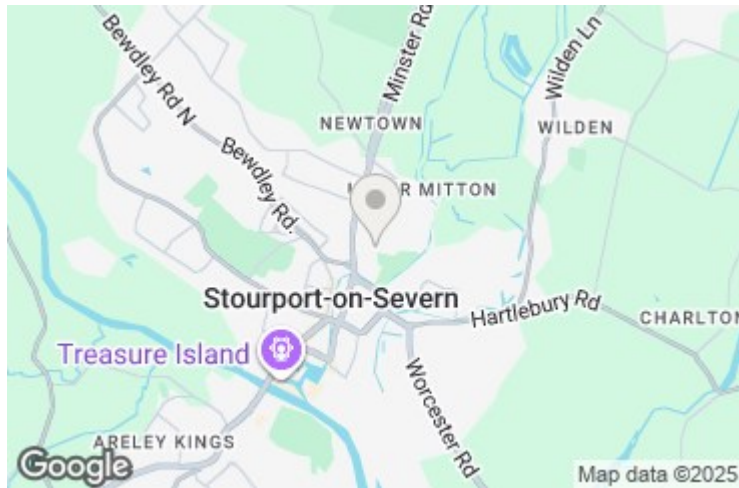
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

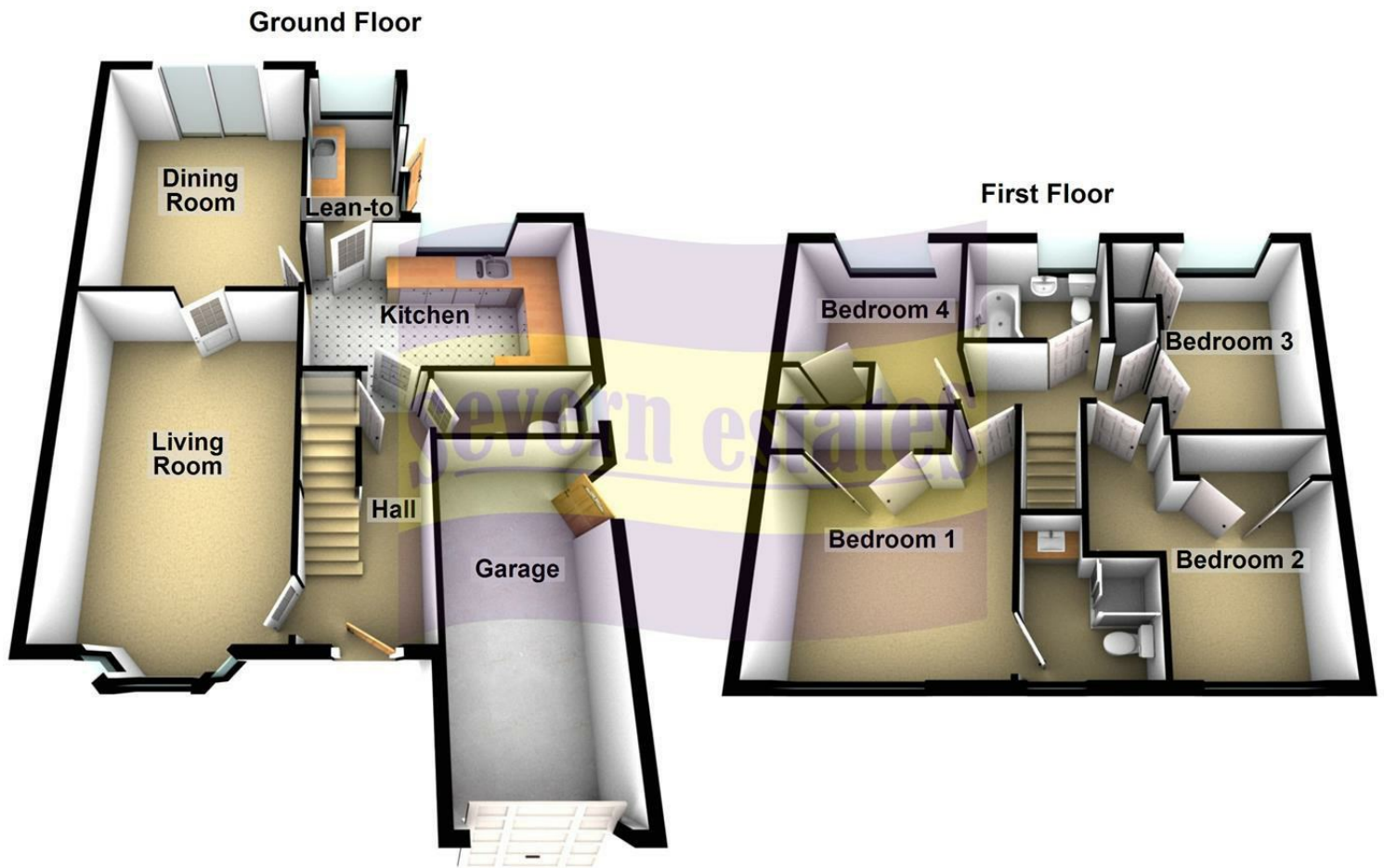
Disclaimer

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-190725-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 	