



### **32 Britannia Gardens, Stourport-On-Severn, DY13 9NZ**

This four bedroom, modern detached house is nestled neatly to the corner of this popular development which grants easy access to the Town Centre, main road networks leading to Worcester and Kidderminster, picturesque walks close by of the River and Hartlebury Common, and the highly regarded Wilden All Saints CofE Primary School within easy reach.

The immaculately presented interior has been well cared for by the current owners and briefly comprises an entrance hall, living room, dining room, kitchen, utility, cloakroom, and conservatory to the ground floor, principle bedroom suite with dressing area and ensuite shower room, three further bedrooms, and bathroom. Benefiting further from double glazing, gas central heating, storage garage, off road parking and rear garden. Early inspection is essential to appreciate the property on offer.

EPC band C.  
 Council tax band D.

**Offers Around £369,950**



## 32 Britannia Gardens, Stourport-On-Severn, , DY13 9NZ

### Entrance Door

Opening to the hall.

### Hall

Having a double glazed window to the front, stairs rising to the first floor, and doors to the living room, dining room, kitchen, cloakroom, and storage garage.

### Living Room

15'1" x 10'5" (4.60m x 3.20m)



Having a double glazed window to the front, feature media chimney breast with inset electric fire, and coving to the ceiling.



### Dining Room

10'9" max, 9'2" min x 9'10" (3.30m max, 2.80m min x 3.00m)



With double doors to the conservatory, radiator, and coving to the ceiling.

### Kitchen

16'4" max x 10'9" min, 6'6" min (5.00m max x 3.30m min, 2.00m min)



Fitted with wall and base units having a complementary worksurface over, built in oven, and hob with hood over, one and a half bowl sink unit with mixer tap, space for domestic appliance, tiled splash backs, under unit lighting, double glazed window to the rear, radiator, and double glazed bay with double doors opening to the conservatory.



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**Cloakroom**



Fitted with a w/c, pedestal wash basin, tiled splash backs, extractor fan, and radiator.

### **Utility**

10'9" x 8'2" (3.30m x 2.50m)



### **Conservatory**

18'0" x 8'10" max (5.50m x 2.70m max)



Being part brick with double glazed windows to the side and rear, double doors to the side, and radiator.

Accessed from the storage garage, and having wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for under counter domestic appliance, tiled splash backs, wall mounted 'combi' boiler, and double glazed door to the side.

### **First Floor Landing**

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



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### Bedroom One

13'5" x 11'9" inc. w/robe, plus dressing area (4.10m x 3.60m inc. w/robe, plus dressing area)



Having a double glazed window to the front, fitted wardrobes, radiator, and a dressing area.

### Dressing Area



Having a double glazed bay window to the front, fitted wardrobes, radiator, and door to the ensuite shower room.

### Ensuite Shower Room



Fitted with a generous sized walk-in shower with tiled surround, w/c, wash basin set to base unit, part tiled walls, double glazed window to the side, heated towel rail, and extractor fan.

### Bedroom Two

13'5" x 10'2" max, 9'2" min (4.10m x 3.10m max, 2.80m min)



Having a double glazed window to the rear and radiator.



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### Bedroom Three

11'1" max, 9'2" min x 8'2" (3.40m max, 2.80m min x 2.50m)



Having a double glazed window to the rear and radiator.

### Bedroom Four

9'2" x 8'2" (2.80m x 2.50m)



Having a double glazed window to the rear and radiator.

### Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, radiator, extractor fan, and double glazed window to the side.

### Outside



Tucked away neatly to the corner and offering off road parking, side access, and access to the storage garage.

### Storage Garage

Having a up and over door to the front, door to the hall, and utility.



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### Rear Garden



Having been lovingly planned, to offer a patio area to the rear of the property leading to the lawn with steps descending to a private covered patio area.

### Rear Elevation



### Local Area



**Council Tax**  
Wyre Forest DC - Band D.



### 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

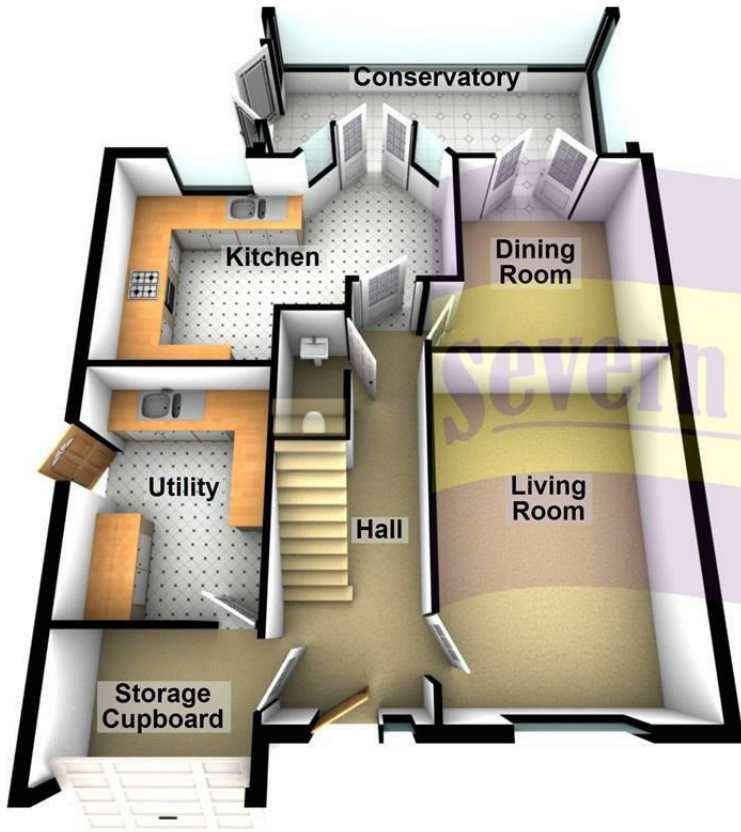
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

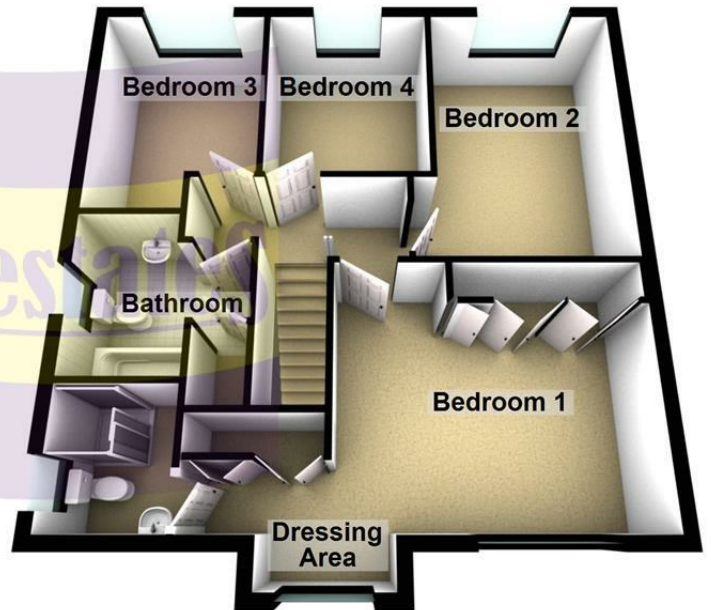
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Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 76        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |