



4 Court Drive, Stourport-On-Severn, DY13 8EZ

Severn Estates are pleased to bring to market this semi-detached house situated within this highly sought after cul-de-sac located to the fringe of Stourport's Town centre and enjoys a quiet yet convenient position offering incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks, along with main road networks, and the Memorial Park. The property is ideal for those looking to downsize or as a first-time-buy with the interior briefly comprises a living room, and breakfast kitchen to the ground floor, two bedrooms, and shower room to the first floor. Benefiting further from gas central heating, double glazing, and off road parking. Early inspection is essential to avoid missing out on this delightful property, available with No Upward Chain.

EPC Band TBC.
Council Tax Band B.

Offers Around £200,000

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Entrance Door

Opening to the hall.

Hall

Having a storage cupboard, radiator, and doors to the kitchen and living room.

Kitchen

9'10" max x 6'10" max (3.00m max x 2.10m max)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance with extractor fan over, space for domestic appliance, plumbing for washing machine, tiled splash back, radiator, and double glazed window to the front.

Living Room

14'9" x 12'1" inc. stairs (4.50m x 3.70m inc. stairs)



Having a sliding patio door to the rear garden, wall mounted gas fire, coving to the ceiling, radiator, and stairs to the first floor landing.



First Floor Landing

With doors to both bedrooms, shower room, and having a loft hatch.

Bedroom One

12'1" x 9'10" (3.70m x 3.00m)



With two double glazed windows to the front, and radiator.

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Bedroom Two

8'10" x 8'2" (2.70m x 2.50m)



With a double glazed window to the rear, airing cupboard, storage cupboard, and radiator.

Shower Room



Having a shower area with low level doors, pedestal wash basin, w/c, radiator, part tiled walls, and double glazed window to the side.

Outside



Having a decorative gravelled frontage.

Rear Garden



Being generally South facing, being laid to lawn with established borders and patio area.

Rear Elevation



Council Tax

Wyre Forest DC - Band B.

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

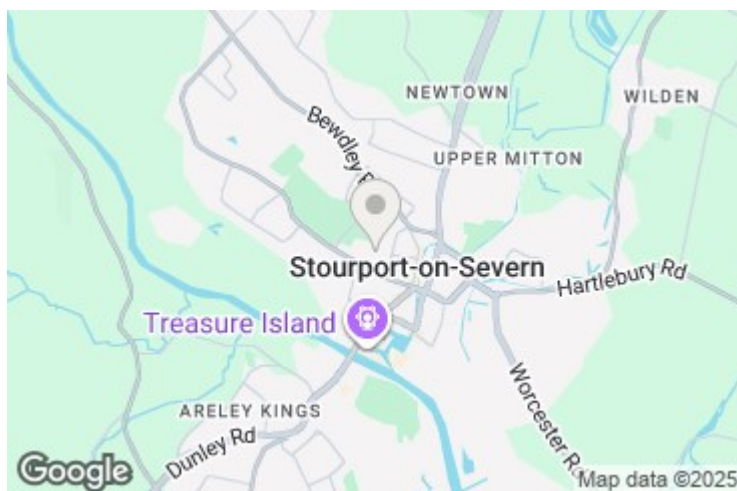
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

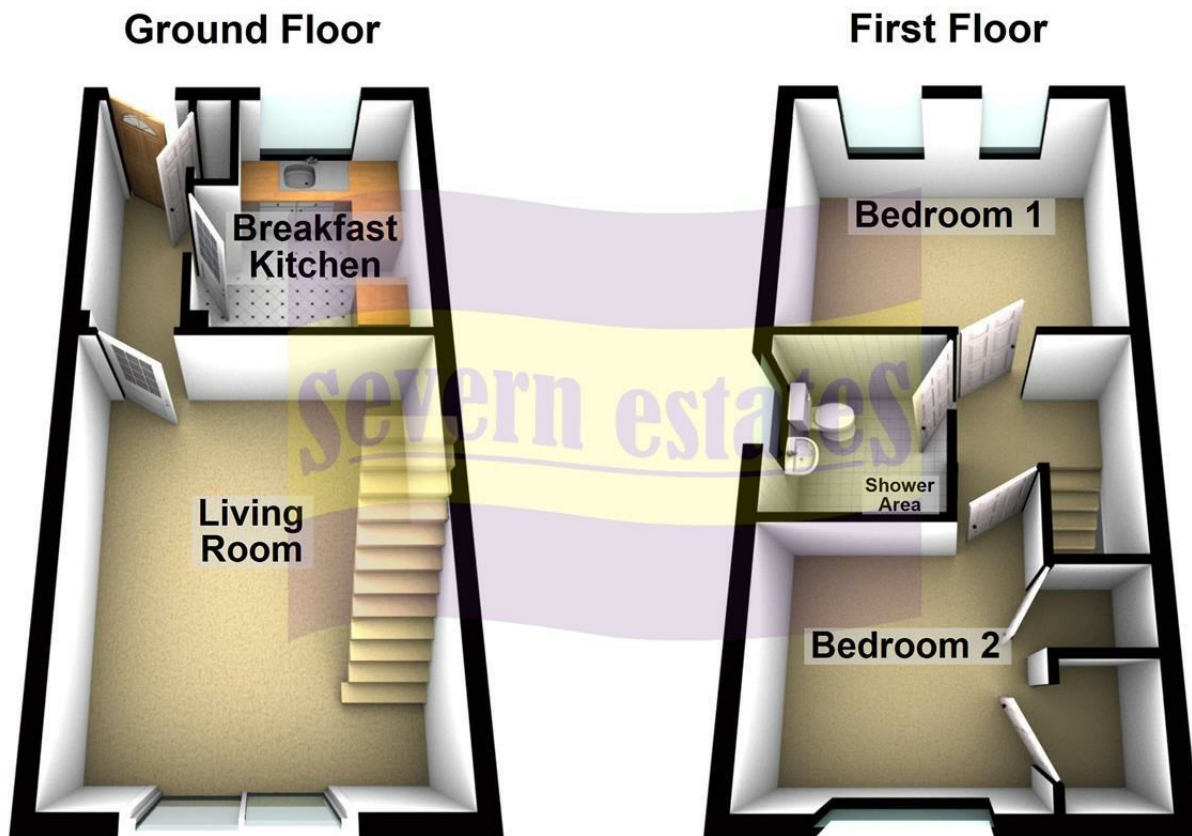
Disclaimer

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.

RF-251025-V1.0





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 2002/91/EC 