



## 23 Steatite Way, Stourport-On-Severn, DY13 8PQ

This stunning four bedroom family home is situated up on this highly sought after location which offers a quiet, yet convenient, position still within easy access of the local amenities including Primary Schools, Stourport High School with VI Form, plus main road networks leading to Town Centre, Bewdley and Kidderminster. Viewing comes highly recommended to fully appreciated the accommodation on offer which briefly comprises a living room, stunning family kitchen diner to the rear of the property, plus cloakroom to the ground floor, four bedrooms, ensuite shower room and bathroom to the first floor. Benefiting further from double glazing, gas central heating, storage garage, off road parking and rear garden.

A viewing is essential to fully appreciate the property, its position and the location on offer.

EPC band TBC.  
Council Tax Band D.

Offers Around £369,950

### Entrance Door

Opening to the hall.

### Hall

Having a storage area upon entry, double glazed window to the side, radiator, tiled flooring, stairs to the first floor landing, and door to the living room.

### Living Room

14'5" max x 11'5" max, 10'5" min (4.40m max x 3.50m max, 3.20m min)



Having a double glazed window to the front, radiator, coving to the ceiling, and door to the kitchen.



### Family Kitchen Diner



### Kitchen

15'1" x 9'10" (4.60m x 3.00m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit, 'Range' style oven included with hood over, built-in microwave, plumbing for washing machine, tiled flooring with under floor heating, coving to the ceiling, understairs storage cupboard, two double glazed windows to the rear, and open to the dining area.

**Dining & Reception Area**

16'8" x 7'6" (5.10m x 2.30m)



**Reception Area**



With matching tiled flooring to the kitchen with under floor heating, door to the cloakroom, and double glazed double doors opening to the rear garden.

**Dining Area**



**Cloakroom**



Having a w/c, wash basin, part tiled walls, tiled flooring, radiator, double glazed window to the side, and storage cupboard.

**First Floor Landing**

With doors to all bedrooms, bathroom, plus loft hatch, radiator, and coving to the ceiling.

**Bedroom One**

20'8" x 7'6" (6.30m x 2.30m)



Having a double glazed window to the front, radiator, loft hatch, coving to the ceiling, inset spot lights, and door to the en suite shower room.

**En Suite Shower Room**



Fitted with a suite comprising a shower enclosure, pedestal wash basin, w/c, tiled flooring, part tiled walls, heated towel rail, inset spot lights, and double glazed window to the rear.

**Bedroom Two**

15'1" max inc. storage x 8'6" max (4.60m max inc. storage x 2.60m max)



Having a double glazed window to the front, radiator, and storage recess.

**Bedroom Three**

9'6" x 8'6" (2.90m x 2.60m)



Having a double glazed window to the rear, coving to the ceiling, and radiator.

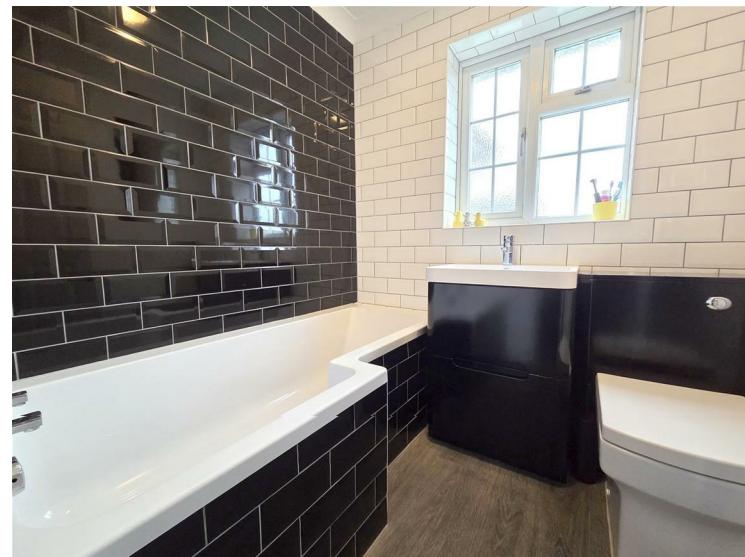
**Bedroom Four**

8'10" x 6'2" (2.70m x 1.90m)



Having a double glazed window to the front, coving to the ceiling, and radiator.

**Bathroom**



Fitted with a suite comprising a bath with shower over, wash basin set to base unit, w/c with concealed cistern, part tiled walls, heated towel rail, coving to the ceiling, and double glazed window to the rear.

**Outside**

Having a driveway providing off road parking, gated side access, and access to the storage garage.

**Storage Garage**

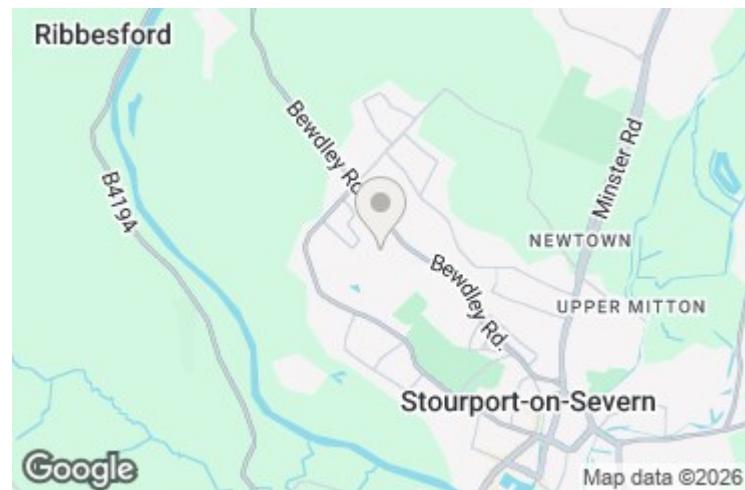
With an up and over door to the front.

**Rear Garden**



Having a patio area spanning the rear of the property, plus a lawn leading to a further patio area.

#### Rear Elevation



#### 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.

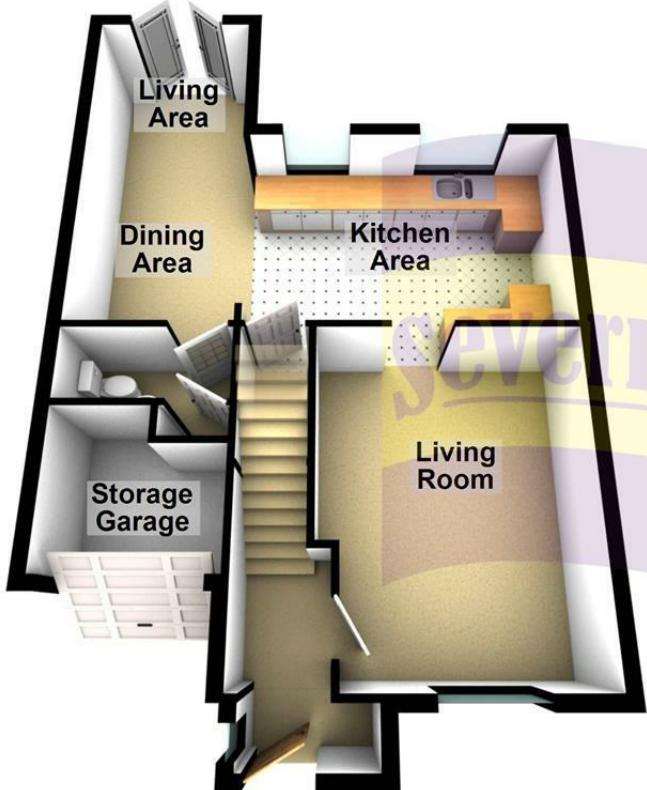
#### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

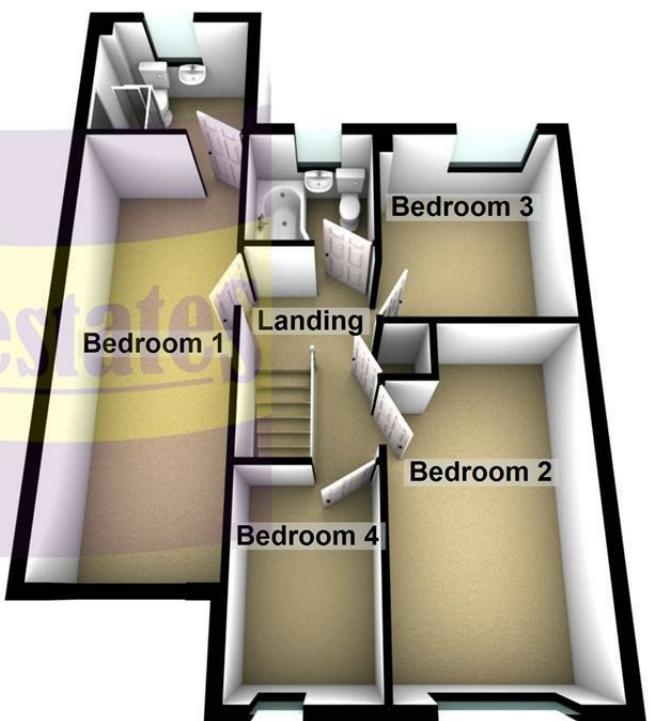
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RF-011225-V1.0

### Ground Floor



### First Floor



#### Energy Efficiency Rating

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