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99 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PD

This stunning four bedroom family home is an absolute must view in order to be fully appreciated and is available with the distinct advantage of No Upward Chain. Situated up on this highly sought after location which offers a quiet yet convenient position offering easy access to the local amenities including Primary Schools, Stourport High School with VI Form, plus main road networks leading to Town Centre, Bewdley and Kidderminster. Having been well cared for and improved upon by the current owners the property comprises a living room, stunning family kitchen diner to the rear of the property, plus utility with w/c and a conservatory 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 C.
Council Tax Band D.

Offers Around £380,000

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Entrance Door

Opening to the hall.

Hall

Having a tiled flooring, radiator, coving to the ceiling, stairs to the first floor landing and door to the living room.

Living Room

14'5" x 11'1" max (4.40m x 3.40m max)



Having a double glazed window to the front, radiator and double doors opening to the family kitchen diner.



Family Kitchen Diner



The heart of the house and a being beautifully done offering a light and airy family space.



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Kitchen Area

14'9" x 9'10" (4.50m x 3.00m)



Fitted with base units having complementary work surface over, built in mid-level double oven and hob with extractor fan over, inset sink unit with spray mixer tap, integrated dishwasher, wine cooler, breakfast bar, inset spot lights, radiator, double glazed window to the rear, door to the conservatory and open to the dining area.

Dining Area

21'3" x 7'6" max, 6'10" min (6.50m x 2.30m max, 2.10m min)



Having floor to ceiling unit with space for domestic appliance within, door to the utility, double glazed window to the side, radiator and double doors to the rear garden.

Utility

7'6" x 6'10" (2.30m x 2.10m)



Having wall and base units with complementary work surface over, inset sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, w/c, double glazed window to the side and radiator.

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Conservatory

11'1" max x 8'10" max (3.40m max x 2.70m max)



Having double glazed windows to the side and rear, tiled flooring and double doors to the rear garden.

First Floor Landing

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

Bedroom One

16'0" x 7'6" (4.90m x 2.30m)



Having a double glazed window to the front, radiator, built in wardrobe and door to the ensuite shower room.



Ensuite Shower Room



Having been beautifully fitted with a shower enclosure with panelled surround, wash basin set to base unit, w/c with concealed cistern, heated towel rail, inset spot lights and double glazed window to the rear.

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Bedroom Two

12'5" x 8'2" (3.80m x 2.50m)



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

Bedroom Four

8'10" x 6'6" (2.70m x 2.00m)



Having a double glazed window to the front and radiator.

Bedroom Three

9'6" x 7'10" (2.90m x 2.40m)



Having a double glazed window to the rear and radiator.

Bathroom



Fitted with bath having shower and screen over, w/c, pedestal wash basin, part tiled walls, heated towel rail, tiled flooring, inset spot lights and double glazed window to the rear.

Outside

Having a gravelled frontage providing off road parking.

Storage Garage

Rear Garden



Rear Elevation



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.

Tenure - Not Verified

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

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.

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.

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.

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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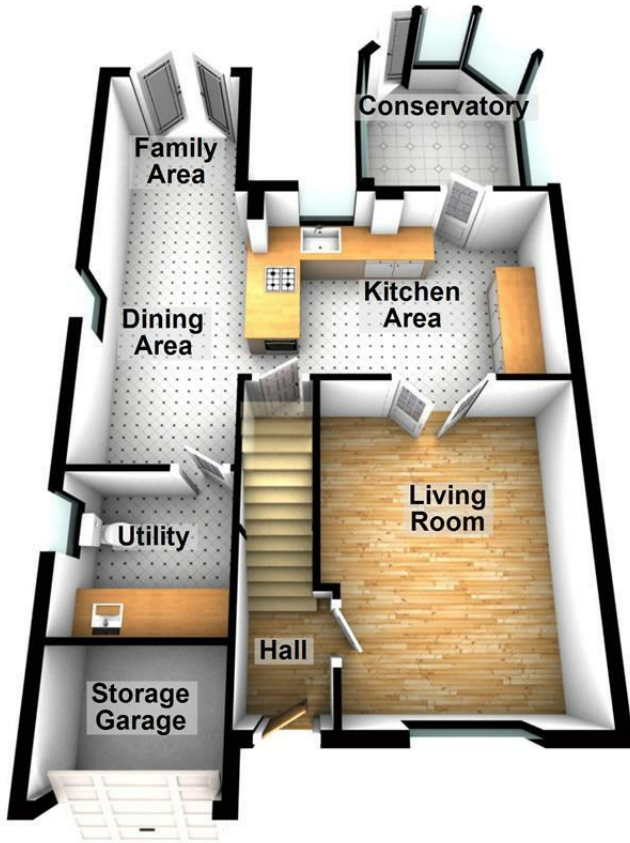


Council Tax

Wyre Forest DC - Band D.*

* Improvement indicator marked as 'Yes'.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	