



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

Severn Estates are delighted to present this beautifully improved semi-detached home, ideally positioned within a highly sought-after and peaceful cul-de-sac on the fringe of Stourport town centre. The property enjoys a convenient yet tranquil setting, with excellent access to local shops, bus links, the picturesque Riverside area, Memorial Park and surrounding road networks.

Offering well-presented accommodation ideal for first-time buyers or those looking to downsize, the property briefly comprises a welcoming living room and kitchen to the ground floor, with two bedrooms and a shower room to the first floor. Further benefits include gas central heating, double glazing and generous off-road parking to the front.

An early viewing is highly recommended to appreciate this delightful home, which is offered for sale with No Upward Chain.

EPC Band TBC.
 Council Tax Band B.

Offers Around £225,000

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Entrance Door

Opening to the hall.

Hall

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

Kitchen

9'10" x 8'6" max, 6'10" min (3.00m x 2.60m max, 2.10m min)



Having been refitted with wall and base units with complementary worksurface over, built in oven and hob with extractor fan over, space for domestic appliance, plumbing for washing machine, single drainer sink unit with mixer tap, tiled splash backs, 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 double glazed sliding patio door to the rear garden, feature electric fire with surround, radiator, and stairs to the first floor landing.



First Floor Landing

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

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Bedroom One

12'1" x 9'10" inc w/robes (3.70m x 3.00m inc w/robes)



Having two double glazed windows to the front, twin fitted wardrobes with chest of drawers and radiator.

Bedroom Two

8'2" x 10'2" max, 8'2" min (2.50m x 3.10m max, 2.50m min)



Having a double glazed window to the rear, radiator, built in storage wardrobe and airing cupboard.



Shower Room



Having been refitted with a shower enclosure with tiled surround, wash basin set to base unit with additional storage, w/c, part tiled walls, radiator and double glazed window to the side.

Outside



Having a generous frontage offering a decorative foregarden and generous gravelled driveway.

Rear Garden



Having a patio leading to the lawn with established borders and gated side access.



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

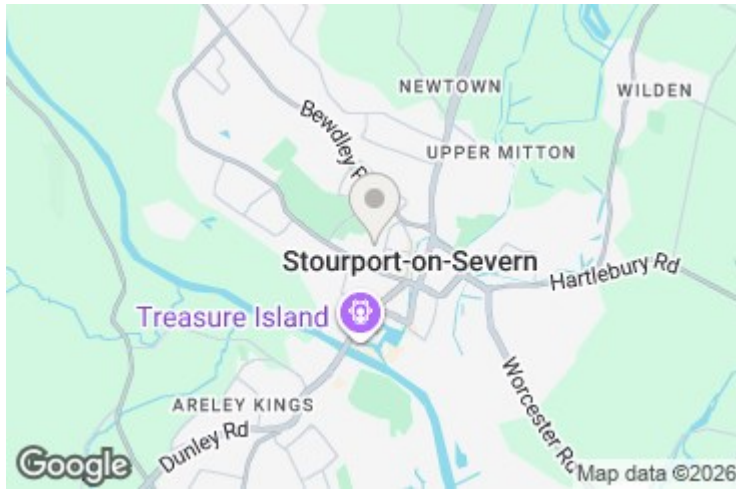
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-140926-V1.0



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Ground Floor



First Floor



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 