



## 4 Moor Hall Lane, Stourport-On-Severn, DY13 8RA

This charming semi-detached cottage offers the perfect blend of a characterful exterior with a modern interior, in addition to an absolutely beautiful rear garden. Nestled neatly to the corner of this incredibly quiet spot just outside the beautiful town of Stourport on Severn, it great easy access to the main road networks, Town Centre which offers a variety of chain and independent shops, pubs, bus links, and Riverside area with picturesque walks and parks - including the beautiful Memorial Park.

Having been well cared for and improved upon by the current owner the immaculate interior briefly comprises a kitchen, living room, and dining room to the ground floor, two bedrooms, and bathroom to the first floor. Benefitting further from double glazing, gas central heating, carport and driveway, plus the stunning rear garden.

A visit to the property is essential to fully appreciate the property, location and grounds on offer, act fast to avoid missing out!

EPC band F.  
 Council Tax Band C.

**Offers Around £275,000**

## 4 Moor Hall Lane, Stourport-On-Severn, , DY13 8RA

### Entrance Door

Located beneath the carport to the side of the property and opening to the kitchen.

### Kitchen

9'2" x 8'10" (2.80m x 2.70m)



Fitted with wall and base units having a complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob, space for domestic appliance, plumbing for washing machine, tiled splash backs, tiled flooring, wall mounted electric heater, coving to the ceiling, door to the dining room, and double glazed windows to the front and rear.



### Dining Room

14'1" x 9'8 1/2" max (4.30m x 3.00m max)



Having a feature chimney breast, storage cupboard, double glazed window to the front, double glazed double doors with side panels opening to the rear garden, coving to the ceiling, radiator, and open plan to the inner lobby.



### Lobby

Stairs to the first floor landing, and door to the living room.

## 4 Moor Hall Lane, Stourport-On-Severn, , DY13 8RA

### Living Room

14'1" x 12'1" (4.30m x 3.70m)



Having a feature 'Clear View' log burner inset to chimney breast with exposed brick work, double glazed window to the front, double glazed double doors with side panels opening to the rear garden, coving to the ceiling, and radiator.



### Bedroom One

14'1" x 11'9" max x 8'6" min (4.30m x 3.60m max x 2.60m min)



Being dual aspect with double glazed windows to the front and rear, and radiator.



### First Floor Landing

With a double glazed window over looking the rear garden, radiator, and doors to both bedrooms, and bathroom.

## 4 Moor Hall Lane, Stourport-On-Severn, , DY13 8RA

### Bedroom Two

10'2" x 8'2" (3.10m x 2.50m)



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

### Bathroom



Fitted with a white suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, tiled flooring and walls, obscured double glazed window to the rear, and radiator.

### Approach



Located just off Moor Hall Lane and set down a driveway with just a handful of properties.

### Outside



Having a fore garden, with driveway to the side offering off road parking and leading to the carport.

## 4 Moor Hall Lane, Stourport-On-Severn, , DY13 8RA

### Carport

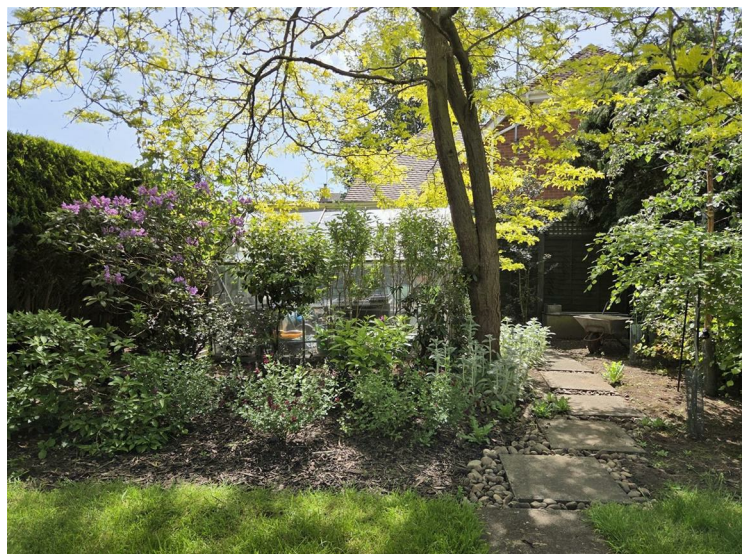


With the entrance door to the kitchen, and gated access to the rear garden.

### Rear Garden



The only way to fully appreciate the stunning cottage garden is in person!!! A well thought-out and established rear garden offering a high degree of privacy to sit back and enjoy. Having a pathway and patio area to the rear of the property, leading to the lawn, all encompassed by young and mature trees and stocked borders, along with large greenhouse.



## 4 Moor Hall Lane, Stourport-On-Severn, , DY13 8RA



### Rear Elevation



### Council Tax

Wyre Forest DC - Band C.

### 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.

### 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

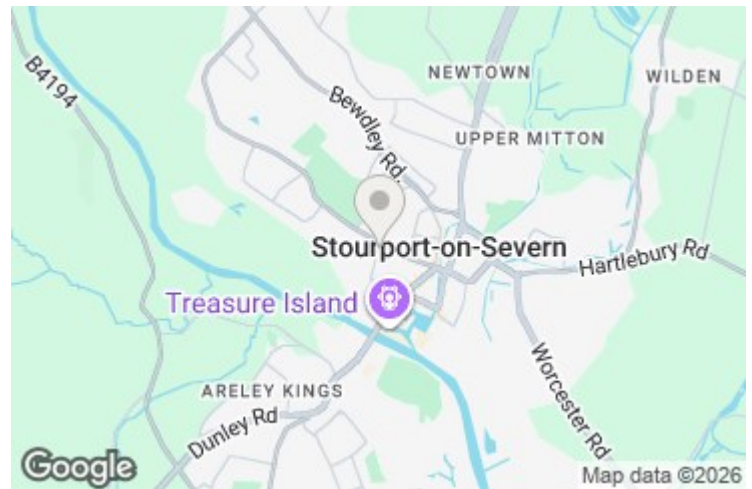
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### Disclaimer

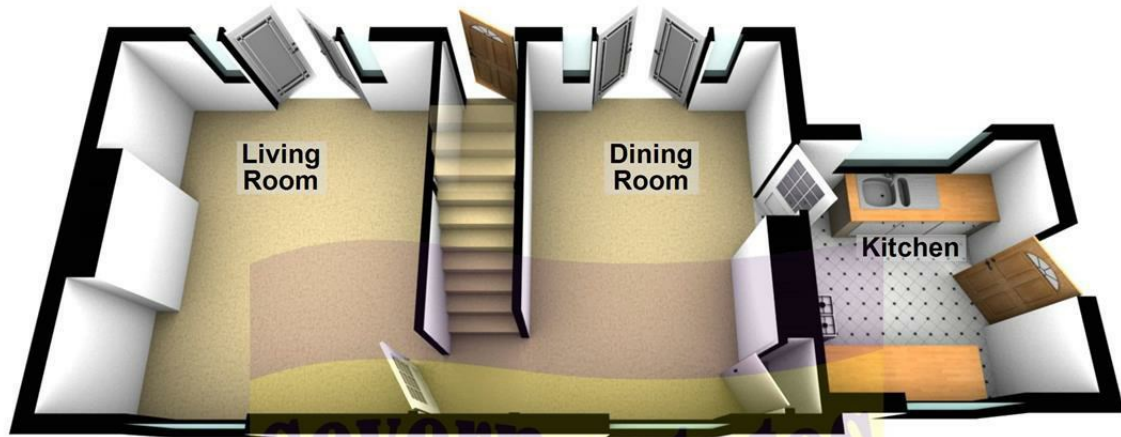
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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.

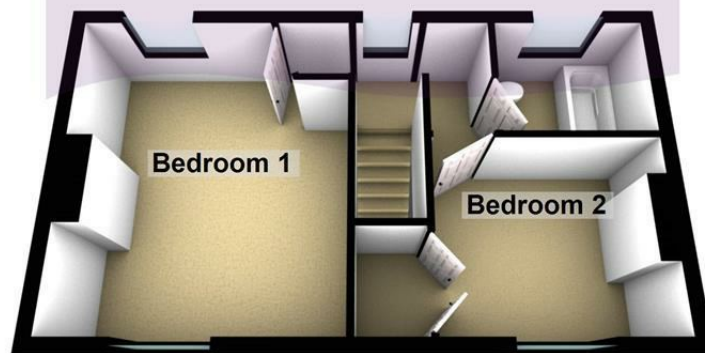
### RF-230526-V1.0



## 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>                            |         | 82                                                                                                          |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            | 36      |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |