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21 Santa Maria Way, Stourport-On-Severn, Worcestershire, DY13 9RX

This attractive four bedroom detached house enjoys a quiet yet convenient location known locally as the 'Power Station Estate' the area gives easy access to local road networks leading to Worcester, Kidderminster and Stourport Town Centre, plus the highly regarded Wilden All Saints Primary School. The internal accommodation has been well cared for by the current owners and offers family living space briefly comprising a living room, dining room, kitchen, cloakroom and conservatory to the ground floor, four bedrooms, master with ensuite shower room and bathroom to the first floor. Benefiting further from double glazing, gas central heating system, rear garden, garage and driveway providing off road parking. Call today to book your viewing.

Council Tax Band D.
EPC band D.

Offers Around £350,000

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Entrance Door

Having double glazed side panels and opening to the hall.

Hall

With stairs rising to the first floor landing, radiator, and doors to the living room, dining room, kitchen, and cloakroom.

Dining Room

11'1" x 8'6" (3.40m x 2.60m)



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

Living Room

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



Having double doors with side panels opening to the conservatory, feature gas fire with surround, coving to the ceiling, and radiator.

Kitchen

15'1" x 8'6" (4.60m x 2.60m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for 'Range' style oven (current oven maybe available via separate negotiations), space for domestic appliance, plumbing for washing machine, integrated dishwasher, tiled splash backs, inset spotlights, radiator, and internal window and door to the conservatory.



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Conservatory

21'3" max x 8'10" max (6.50m max x 2.70m max)



Having a double glazed windows to the side, and rear, underfloor heating with tiled floor over, and double doors opening to the rear garden.



Cloakroom



Having a wash basin, w/c, heated towel rail, tiled flooring, and part tiled walls.

First Floor Landing

With doors to all bedrooms, bathroom, loft hatch, and airing cupboard.

Bedroom One

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



With two double glazed windows to the front, radiator, and door to the ensuite shower room and walk-in wardrobe.

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Ensuite Shower Room



Fitted with a base unit having inset wash basin and w/c with concealed cistern, shower enclosure with panelled surround, heated towel rail, part tiled walls, and double glazed window to the side.

Walk-in Wardrobe

With a double glazed window to the front, radiator, and hanging rails.

Bedroom Two

10'5" x 8'10" (3.20m x 2.70m)



Having a double glazed window to the rear, fitted wardrobes, and radiator.

Bedroom Three

10'5" x 8'6" inc. w/robe (3.20m x 2.60m inc. w/robe)



Having a double glazed window to the rear, fitted wardrobes, and radiator.

Bedroom Four

8'6" x 7'6" (2.60m x 2.30m)



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

Bathroom



Fitted with a bath having a shower over, base unit with inset wash basin and w/c with concealed cistern, heated towel rail, tiled walls, and double glazed window to the rear.

Rear Garden



With a patio area spanning the rear of the property, small lawn area, stoned section and a further patio area, and having an established border.

Outside



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

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.

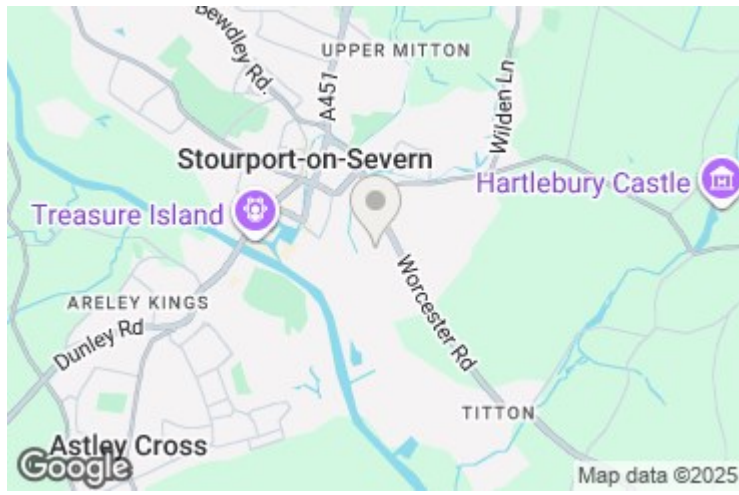
Disclaimer

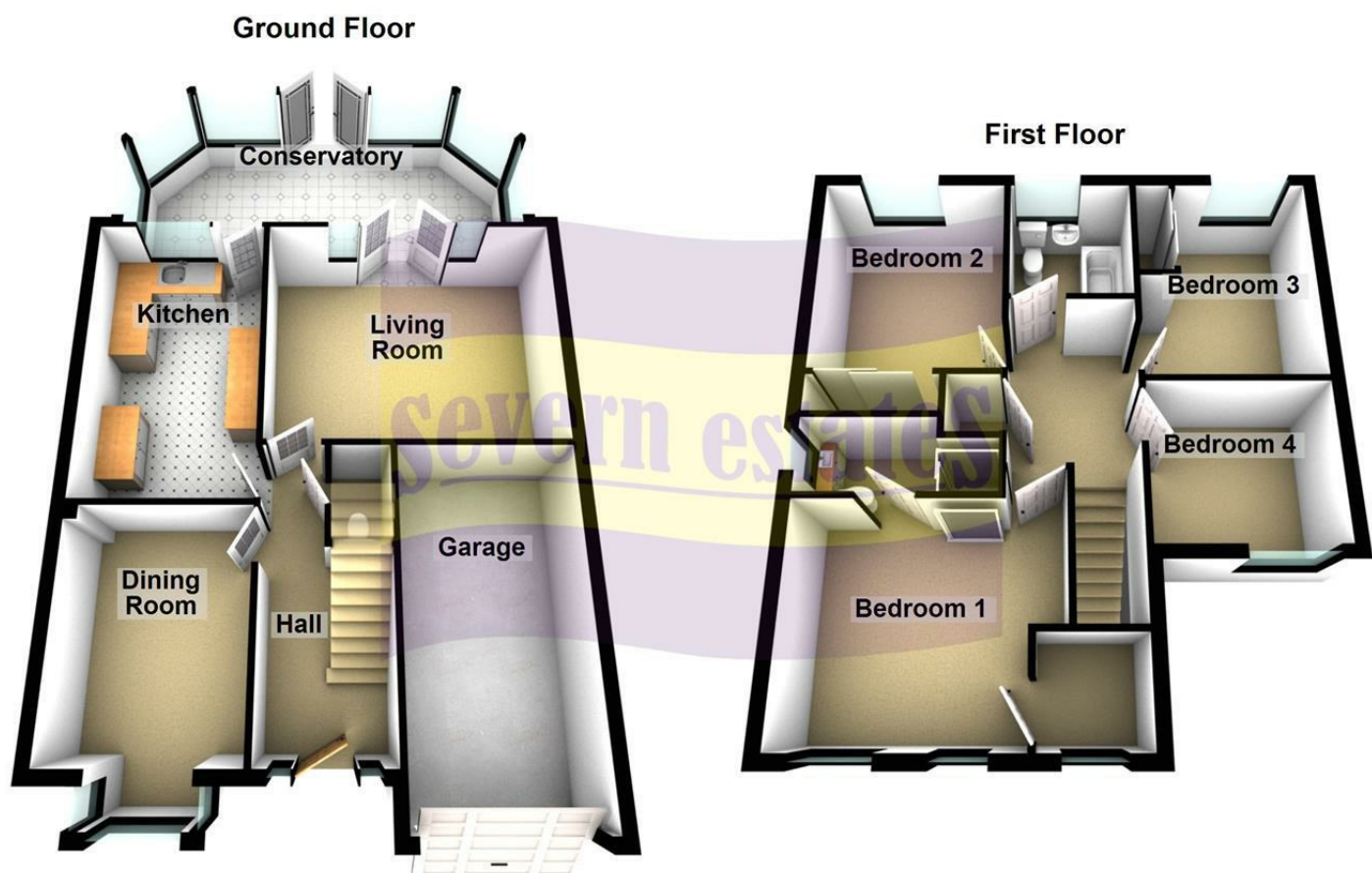
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-220825-V1.0

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