



Connells

Cortland Way
STOURPORT-ON-SEVERN

Cortland Way STOURPORT-ON-SEVERN DY13 8NZ

For Sale
£275,000



Property Description

Situated on Cortland Way in Stourport-on-Severn, this well-presented three-bedroom semi-detached family home offers the perfect blend of comfortable family living and convenient local amenities.

Stourport is renowned for its picturesque canal basins, riverside walks, local schooling and excellent transport links to Kidderminster, Worcester and beyond.

The property is approached via driveway, providing off-road parking to the front. Stepping inside, the welcoming entrance hall gives access to the main living accommodation. Positioned at the front of the property, the spacious lounge provides an ideal space to relax and unwind.

To the rear of the home, the kitchen diner offers ample space for both cooking and dining. The kitchen also provides access to the convenient ground floor W/C.

Upstairs, the first-floor landing leads to three generously sized bedrooms (the master bedroom having an en-suit), while they all offer versatile accommodation for growing families or those working from home. Completing the accommodation is the family bathroom.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring a patio area ideal for outdoor dining and summer entertaining, leading onto a artificially turfed garden that provides space for children to enjoy.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks

Approach

Set back behind off-street parking, gate to side offering access to rear garden, step up to main accommodation.

Entrance Hallway

Door to front elevation, staircase rising to first floor, storage cupboard, radiator, ceiling light point, door onto lounge.

Lounge

Spacious and bright lounge having double glazed window to front, wood effect floor, panelled radiator, ceiling light point, door onto kitchen/ diner.

Kitchen

Modern fitted kitchen having matching wall and base units, inset sink and drainer with mixer tap, gas hob with cooker hood, fitted oven, fitted appliances to fridge/ freezer and washing machine, space for tumble dryer, double glazed window to rear, wood effect floor, ceiling light point.

Dining Area

Ample space for dining table and chairs, storage cupboard, wood effect floor, panelled radiator, ceiling light point, double glazed French door to rear, door onto ground floor W/C.

Ground Floor W/C

low flush W/C, wash hand basin, panelled radiator, wood effect floor, ceiling light point.

First Floor Landing

Stairs rising from ground floor, fitted carpet, loft access, panelled radiator, ceiling light point, doors onto three bedrooms and family bathroom.

Bedroom One

Spacious master bedroom offering ample space for bedroom furnishing, having double glazed window to front, fitted wardrobes, panelled radiator, ceiling light point, door onto en-suite.

Ensuite

Well, maintained having shower cubicle, low flush W/C, wash hand basin, part tiled walls, ceiling light point.

Bedroom Two

Second double having double glazed window to rear, fitted carpet, panelled radiator, ceiling light point.

Bedroom Three

Third generously sized room having double glazed window to rear, fitted carpet, panelled radiator, ceiling light point.

Bathroom

Well-kept family bathroom comprising of panelled bath with shower over and glass shower screen, low flush W/C, wash hand basin, heated towel rail, part tiled walls, wood effect floor, ceiling light point.

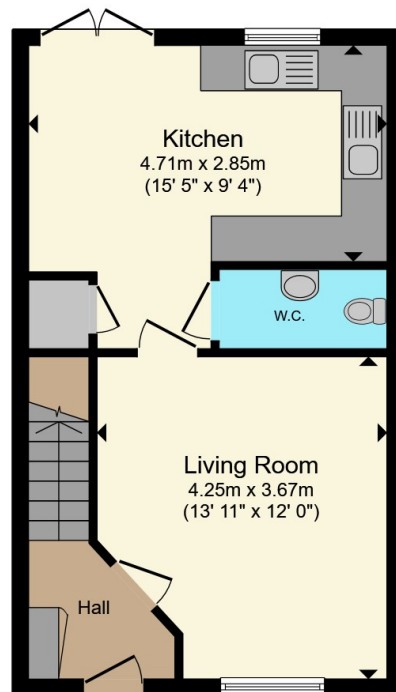
Rear Garden

Patio area offering an ideal space for table and chairs, further garden having artificial turf, gate to side offering access to front.

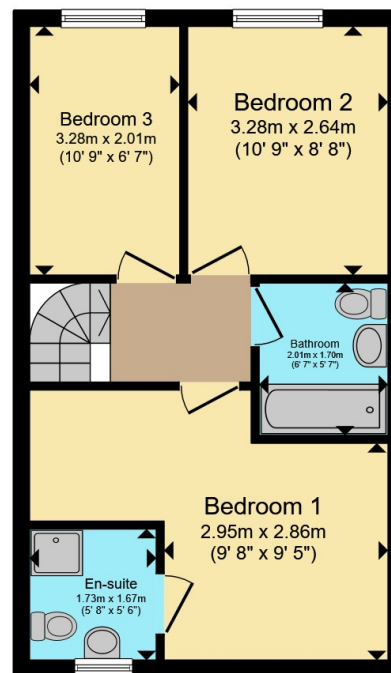








Ground Floor



First Floor

Total floor area 78.8 m² (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: B Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KMR313246



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