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## 54 Cortland Way, Stourport-On-Severn, DY13 8NZ

We are delighted to offer For Sale this modern mid terraced house which is situated upon the 'Soapstones' development built by Messrs Taylor Wimpey located just off Steatite Way and offers great access to the local main road networks leading to the Town Centre along with great access to the neighbouring towns of Bewdley and Kidderminster, along with easy access to Primary Schools and Stourport High.

Internal inspection is recommended to fully appreciate the accommodation on offer which comprises a an open plan living room / kitchen and cloakroom to the ground floor, two bedrooms, and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, allocated off road parking, and rear garden. Available with No Upward Chain.

EPC Band B.
Council Tax Band B.

## Offers Around £215,000

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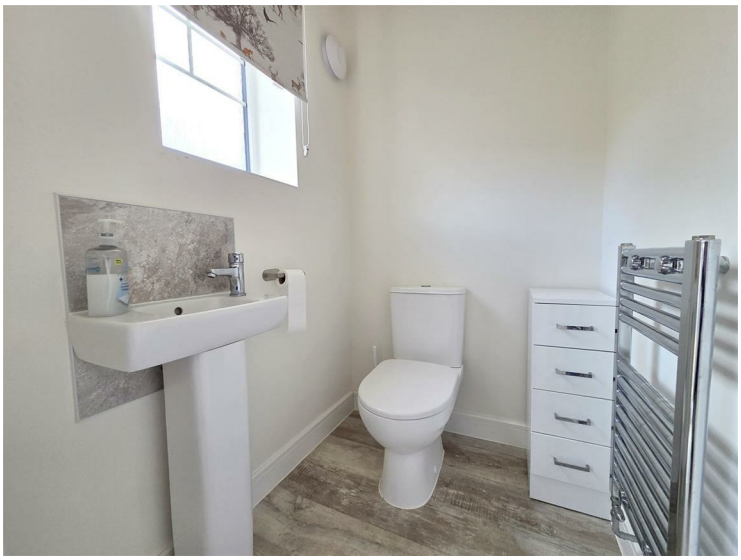
## Entrance Door
Double glazed composite door opens into the reception hall.

## Reception Hall
Having a double glazed window to the front, wood effect flooring, door to cloakroom and double doors to storage cupboard housing the gas central heating boiler and plumbing for the washing machine.

## Cloakroom
5'2" x 4'3" (1.6m x 1.3m)



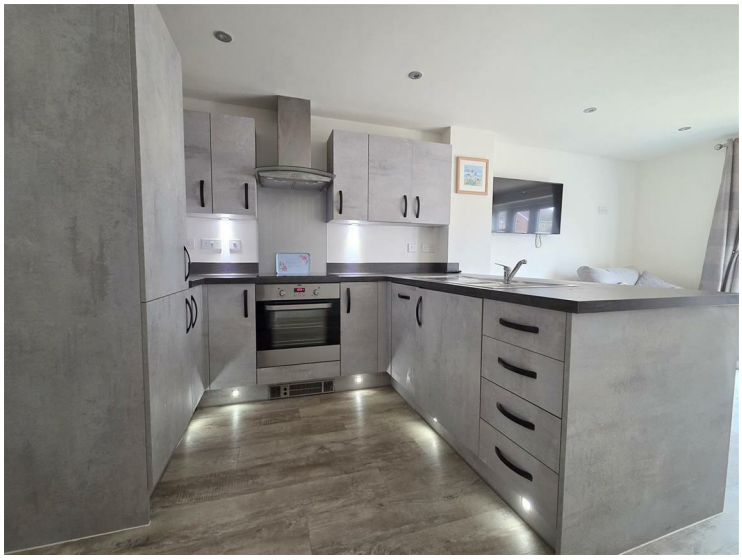
Fitted with a white suite comprising a pedestal wash hand basin, W/C, heated towel rail, wood effect flooring, double glazed window to the front, extractor fan and inset lighting.

## Open Plan Living Area
18'4" x 13'5" (5.6m x 4.1m)

Having double glazed double doors with side panels to the rear, radiator and wood effect flooring.

## Lounge Area

## Kitchen Area



Fitted with grey doors having wood effect work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated fridge freezer and dishwasher, heat alarm and inset lighting.

## First Floor Landing
Having access to the loft space, doors to the bedrooms and the bathroom.

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**Bedroom One**
13'5" max into wardrobe x 8'2" (4.1m max into wardrobe x 2.5m)

Having a double glazed window to the rear, built in wardrobes with sliding mirror doors and a radiator.

**Bedroom Two**
13'5" max 9'10" min x 7'10" (4.1m max 3.0m min x 2.4m)

Having two double glazed windows to the front, built in wardrobes with sliding mirror doors, radiator and door to a storage cupboard.

**Bathroom**
6'6" x 6'6" (2.0m x 2.0m)

Fitted with a white suite comprising a panel bath with thermostatic shower and screen over, pedestal wash hand basin, W.C, part tiled walls, wood effect flooring, towel rail, inset lighting and extractor fan.

**Outside**
Allocated parking space.

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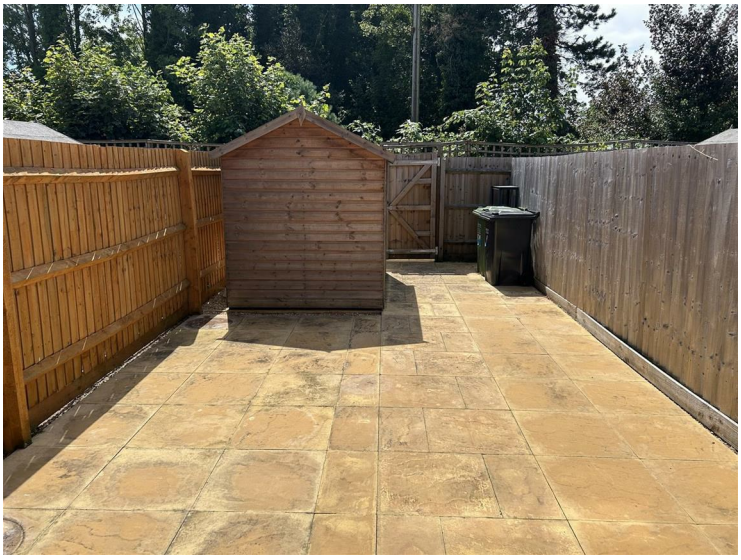
## Rear Garden



Set to paving with space for a shed and a rear access gate.

## Rear View

## Tenure - Not Verified

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

## 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.

## 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.

## 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.

## Council Tax

Wyre Forest District Council Band B.

## MONEY LAUNDERING REGULATIONS

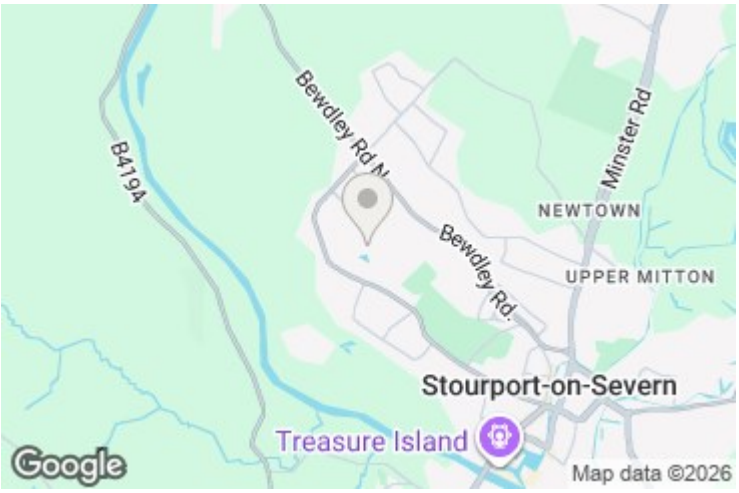
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

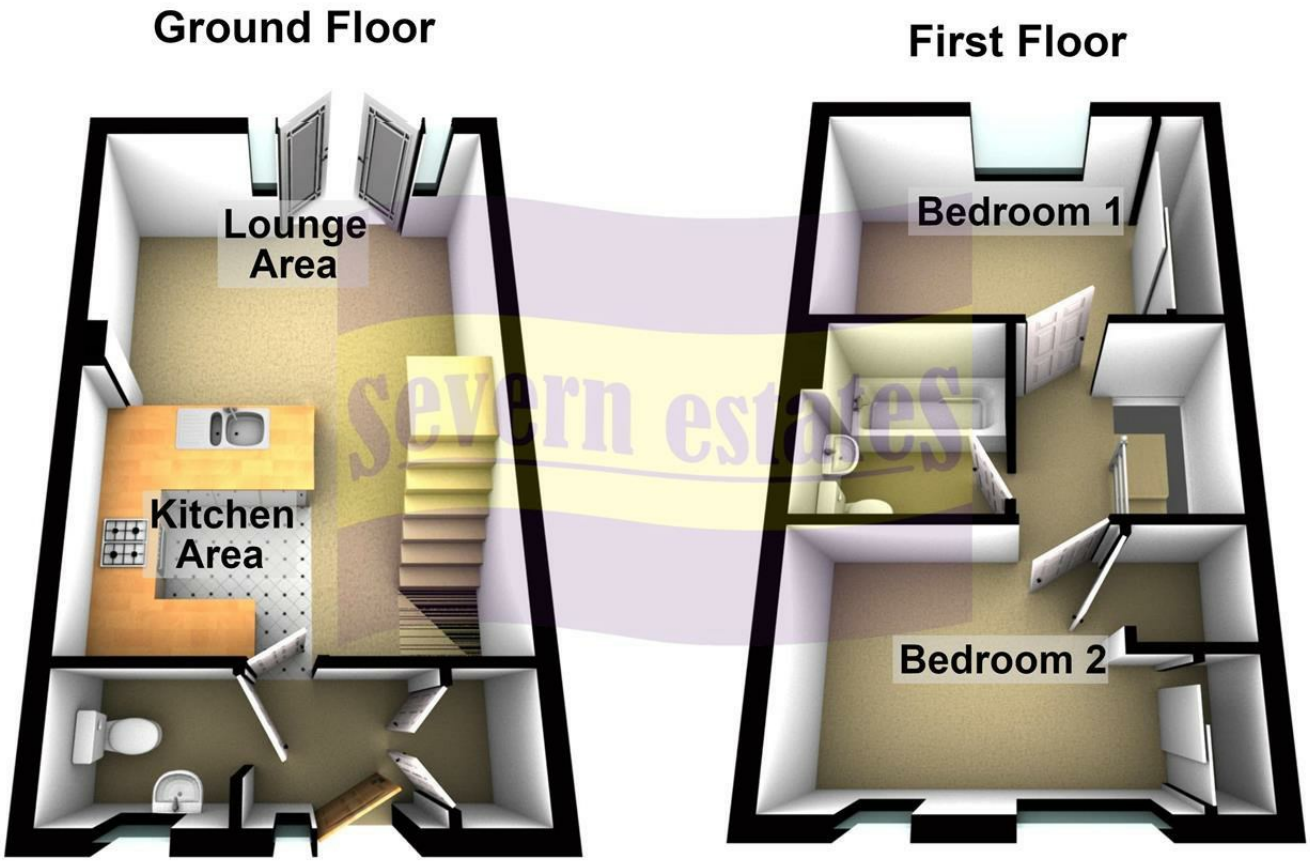
## Disclaimer

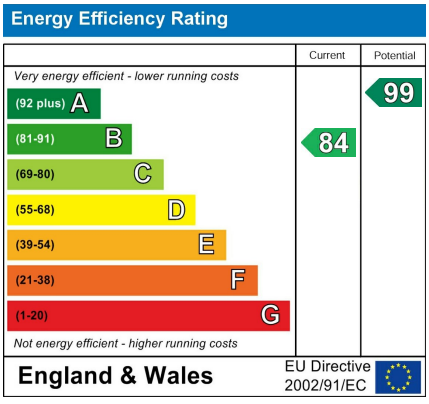
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

## RP-06/07/26-V1




Ground Floor
First Floor
Lounge Area
Kitchen Area
Bedroom 1
Bedroom 2
severn estates


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
84
99
England & Wales
EU Directive 2002/91/EC