



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

Severn Estates are pleased to bring to market this semi-detached house nestled neatly in the corner of this highly sought after cul-de-sac location on the fringe of Stourport's Town centre and enjoys a quiet yet convenient position offering incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks, along with main road networks, and the Memorial Park.

The property has the great advantage of a garage along with ample off road parking and would be ideal for those looking to downsize or as a first-time-buy. The interior briefly comprises a living room, kitchen diner, and conservatory to the ground floor, two bedrooms, and bathroom to the first floor. Benefiting further from gas central heating, double glazing, garage, and off road parking. Early inspection is essential to avoid missing out on this delightful property, available with No Upward Chain.

EPC Band D.

Council Tax Band C.

Offers Around £215,000

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Entrance Door

Opening to the porch.

Porch

With a door opening to the living room.

Living Room

14'9" max into bay x 12'9" max inc. stairs (4.50m max into bay x 3.90m max inc. stairs)



Having a double glazed bay window to the front, stairs to the first floor landing, radiator, feature gas fire, and door to the kitchen diner.



Kitchen Diner



Dining Area

9'6" x 6'6" (2.90m x 2.00m)



Having an archway to the kitchen area, under stairs storage cupboard, radiator, and sliding patio door to the conservatory.

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Kitchen Area

9'6" x 5'10" (2.90m x 1.80m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, space for under counter appliance, space for domestic appliance, tiled splash backs, and double glazed window to the rear.

Conservatory

9'6" x 6'10" (2.90m x 2.10m)



With double glazed windows to the side, and rear, plus double doors opening to the rear garden.

First Floor Landing

With doors to both bedrooms, bathroom, plus loft hatch.

Bedroom One

12'9" x 9'6" (3.90m x 2.90m)



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

Bedroom Two

12'9" max x 8'6" max *irregular in shape (3.90m max x 2.60m max *irregular in shape)



With two double glazed windows to the front, radiator, storage cupboard, and airing cupboard.

Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, radiator, and double glazed window to the side.

Rear Garden



Having a block paved patio area spanning the rear of the property leading to the lawn which has a pathway leading to a further garden area.

Outside



Having a lawn and stone gravelled frontage providing ample off road parking, access to the garage, and gated side access to the rear garden.

Garage

With an up and over door to the front, pedestrian door to the rear garden, and open plan into the shed.



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.

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

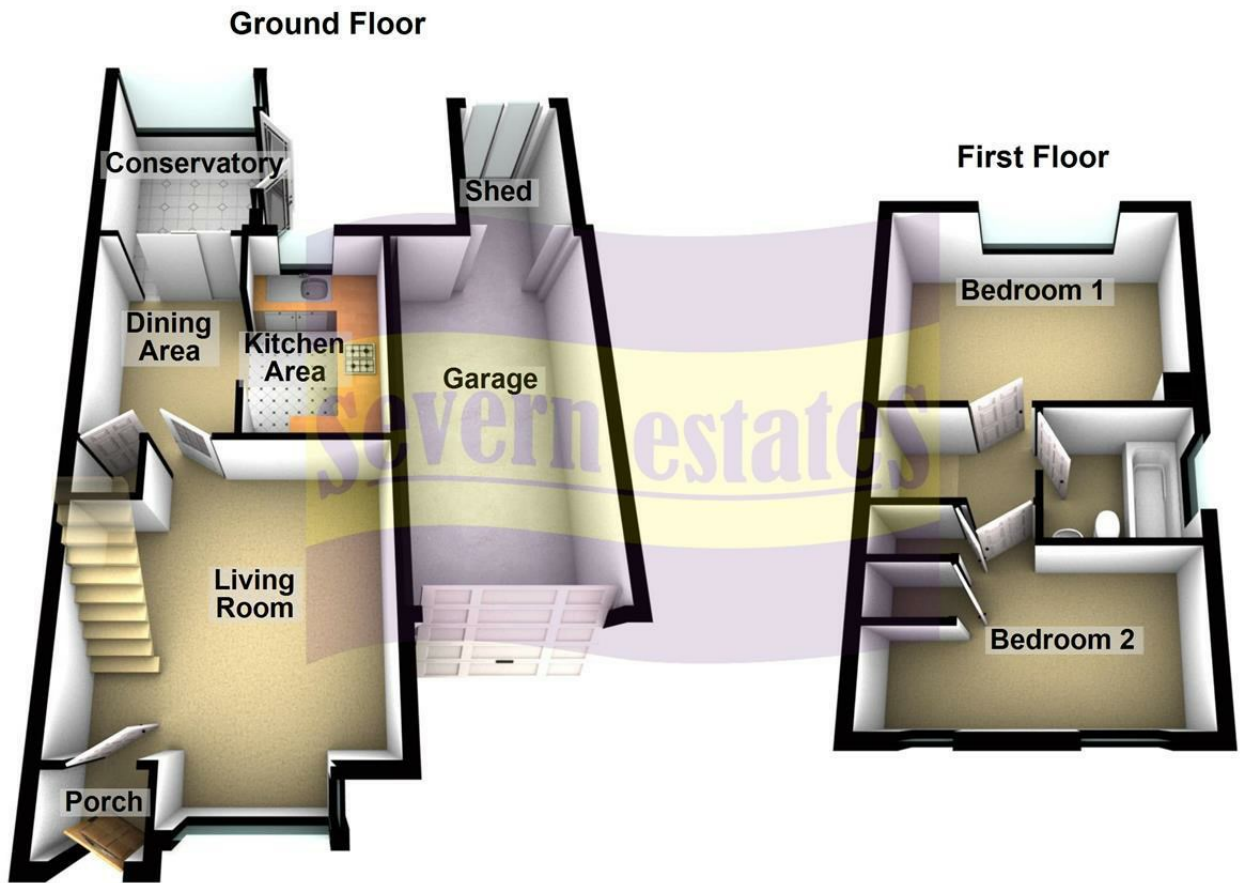
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-190326-V1.0



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	