



**14 Pembroke Way, Stourport-On-Severn, Worcestershire, DY13 8RY**

This extended and well presented family home is situated upon this popular and sought after location of Stourport on Severn, which offers easy access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy local convenience store and access to the local Primary and High School. The versatile accommodation offers flexible family living space and briefly comprises an extended living room, dining room, extended kitchen, office / potential bed 4, and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Befitting further from gas central heating, double glazing, rear garden, and off road parking. Call today to book your viewing.

EPC Band - C.  
Council Tax Band - D.

**Offers Around £310,000**

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### Entrance Door

Opening to the hall.

### Hall

Having Oak flooring, coving to the ceiling, inset spot lights, and doors to the cloakroom, and living room.

### Cloakroom



Fitted with a wash basin set to base unit, w/c, double glazed window to the front, radiator, and coving to the ceiling.

### Living Room

16'0" x 11'5", plus 8'10" x 5'6" (4.90m x 3.50m, plus 2.70m x 1.70m)



Having been extended to the ground floor and having a double glazed window to the front, feature gas fire with surround, Oak flooring, coving to the ceiling, inset spot lights, radiator, and doors to the office / potential bed 4, and rear hall.



### Office / Bedroom Four

14'9" x 7'10" (4.50m x 2.40m)



A versatile room suiting a variety of uses such as a home office, additional reception room, or potential for a fourth bedroom. With a double glazed window to the front, coving to the ceiling, radiator, and door to the rear store.

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### Rear Hall

With stairs to the first floor landing, coving to the ceiling, and doorway to the dining room.

### Dining Room

14'5" x 9'6" (4.40m x 2.90m)



With double glazed double doors opening to the rear garden, radiator, coving to the ceiling, arch to understairs storage, and door to the kitchen.



### Kitchen

13'9" x 6'6", plus 9'10" x 9'2"\* (4.20m x 2.00m, plus 3.00m x 2.80m\*)



Having been extended to the rear to offer a range of wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, current 'Leisure - Rangemaster' oven to be included with the sale of the property with stainless steel splashback and hood over, integrated dishwasher, integrated fridge, space for domestic appliance, plumbing for washing machine, two radiators, coving to the ceiling, double glazed window to the rear, and door opening to the rear garden.

\* Being 'L' shaped.



### First Floor Landing

With a double glazed window to the side, airing cupboard, loft hatch, coving to the ceiling, and doors to all bedroom, and bathroom.

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### Bedroom One

15'8" x 9'10" \* inc. w/robes (4.80m x 3.00m \* inc. w/robes)



Having a double glazed windows to the rear, radiator, coving to the ceiling, and fitted wardrobes.

### Bedroom Three

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



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

### Bedroom Two

15'1" x 6'10" max, 6'2" min (4.60m x 2.10m max, 1.90m min)



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

### Bathroom



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

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## Outside



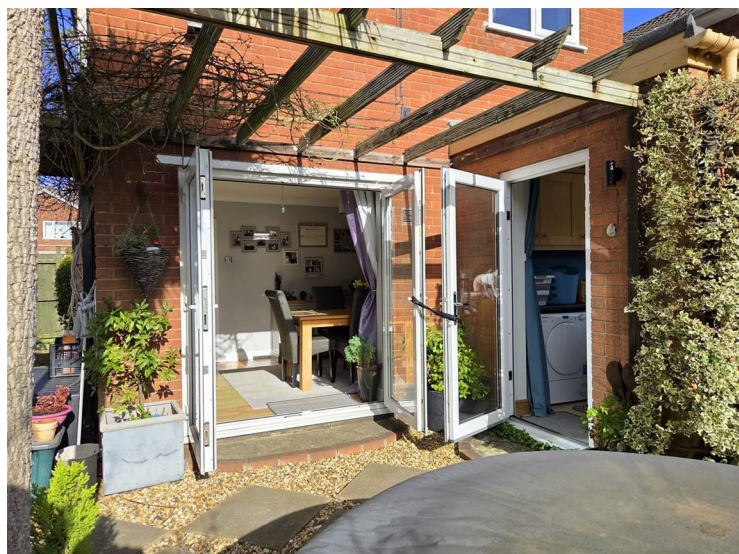
Having a driveway providing off road parking, and decorative fore garden.

## Rear Garden

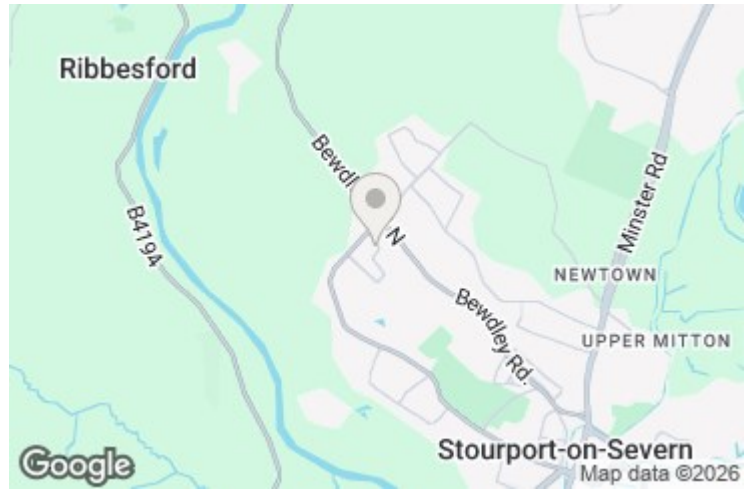


Having a patio and decked area to the rear of the property leading to the lawn which offers established borders and a variety of fruit trees to include apple, pear, fig, cherry, and plum. Plus gated side access.

## Rear Elevation



**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.

### 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

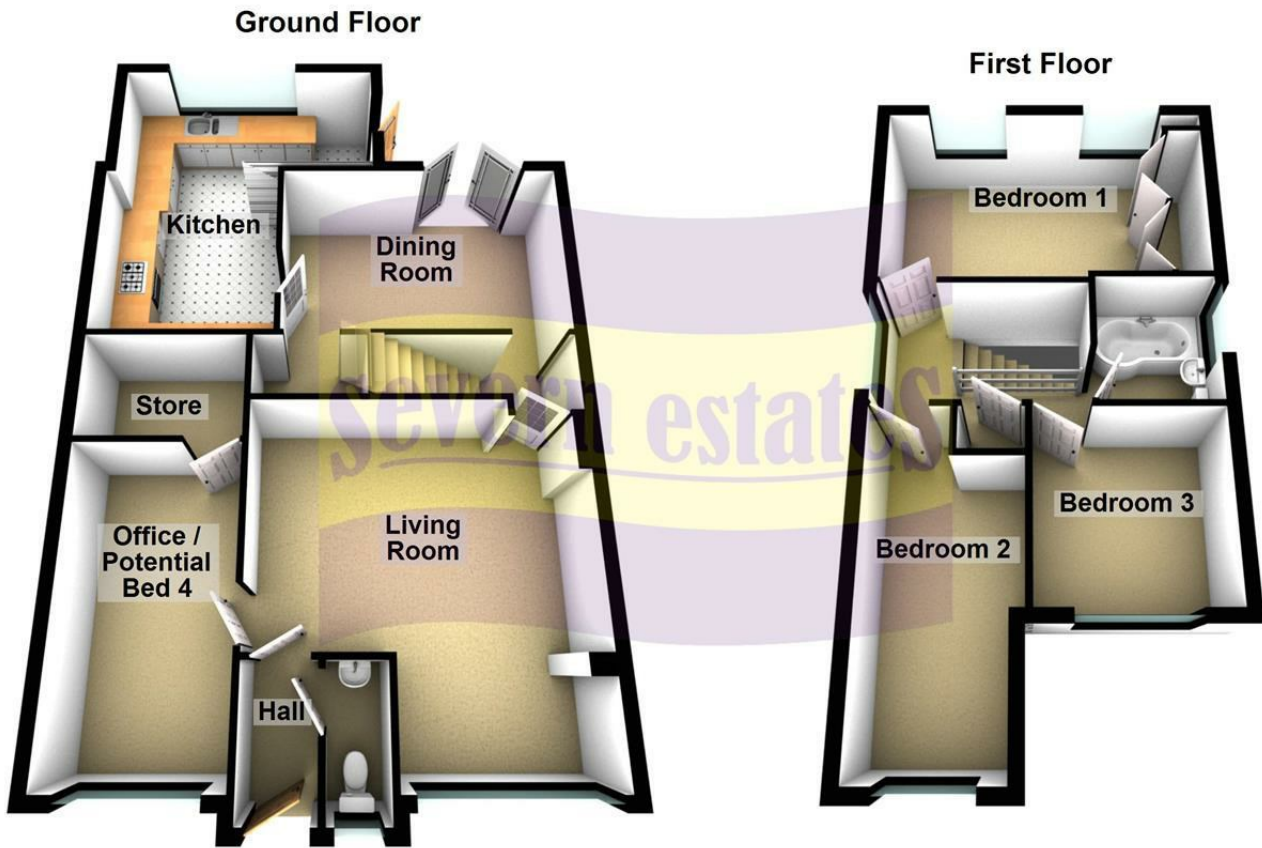
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### 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-160326-V1.0



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