



**44 Santa Maria Way, Stourport-On-Severn, DY13 9RX**

This detached house is situated upon this popular residential area locally known as the 'Power Station' estate and is set in a cul-de-sac position to offer a quiet yet convenient location which grants easy access to the Town Centre, main road networks leading to Worcester and Kidderminster, the highly regraded Wilden All Saints CofE Primary School, and picturesque walks close by of the River and Hartlebury Common. The spacious accommodation offers versatile family space which briefly comprising a living room, dining room, breakfast kitchen, utility, and cloakroom to the ground floor. Four bedrooms, ensuite bathroom and family bathroom to the first floor. Benefiting further from double glazing, gas central heating system, rear garden, garage, and off road parking. Call today to book your viewing to avoid missing out on this delightful family home.

EPC band C.  
Council tax band D.

**Offers Around £375,000**

## 44 Santa Maria Way, Stourport-On-Severn, , DY13 9RX

### Entrance Door

Opening to the porch area.

### Porch Area

Having an archway through to the hall, and radiator.

### Hall



Having a radiator, stairs to the first floor landing, double doors opening to the living room, doors to the dining room, breakfast kitchen, cloakroom, and garage.

### Living Room

19'0" x 11'5" max, 10'5" min (5.80m x 3.50m max, 3.20m min)



Having a double glazed window to the front, two radiators, and gas fire with surround.



### Dining Room

11'9" x 9'2" (3.60m x 2.80m)



With double doors opening to the rear, and radiator.

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### Breakfast Kitchen

12'9" x 9'2" (3.90m x 2.80m)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, built in AEG oven and hob with hood over, integrated fridge and dishwasher, radiator, tiled splash backs, tiled flooring, double glazed window to the rear, and archway to the utility.

### Utility



With matching wall and base units to the kitchen with worksurface over, single bowl sink unit with mixer tap, plumbing for washing machine, tiled splash backs, tiled flooring, radiator, and door to the rear garden.

### Cloakroom



Having a w/c, pedestal wash basin, radiator, and double glazed window to the side.

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## First Floor Landing



Having a double glazed window to the side allowing for a light bright and spacious landing having doors to all bedrooms, two storage cupboards, and bathroom, plus loft hatch.

## Ensuite Bathroom



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

## Bedroom One

12'1" into bay x 12'9" to w/robe (3.70m into bay x 3.90m to w/robe)



Having a double glazed bay window to the front, a bank of fitted wardrobes, radiator, and door to the ensuite bathroom.

## Bedroom Two

11'9" inc. w/robe x 9'6" (3.60m inc. w/robe x 2.90m)



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

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### Bedroom Three

9'10" x 9'2" (3.00m x 2.80m)



Having twin double glazed windows to the front, and radiator.

### Bedroom Four

10'5" x 8'6" (3.20m x 2.60m)



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

### Bathroom



Having been refitted with a suite to comprise of a bath with shower and screen over, wash basin set to base unit, part tiled walls, radiator, and double glazed window to the side.

### Outside



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

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## Rear Garden



A well cared for and manicured garden having patio area, lawn, and pond.



## 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.

## 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

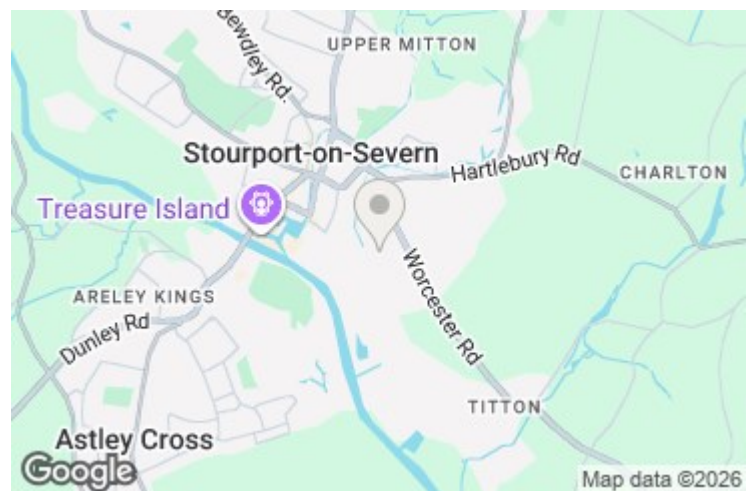
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

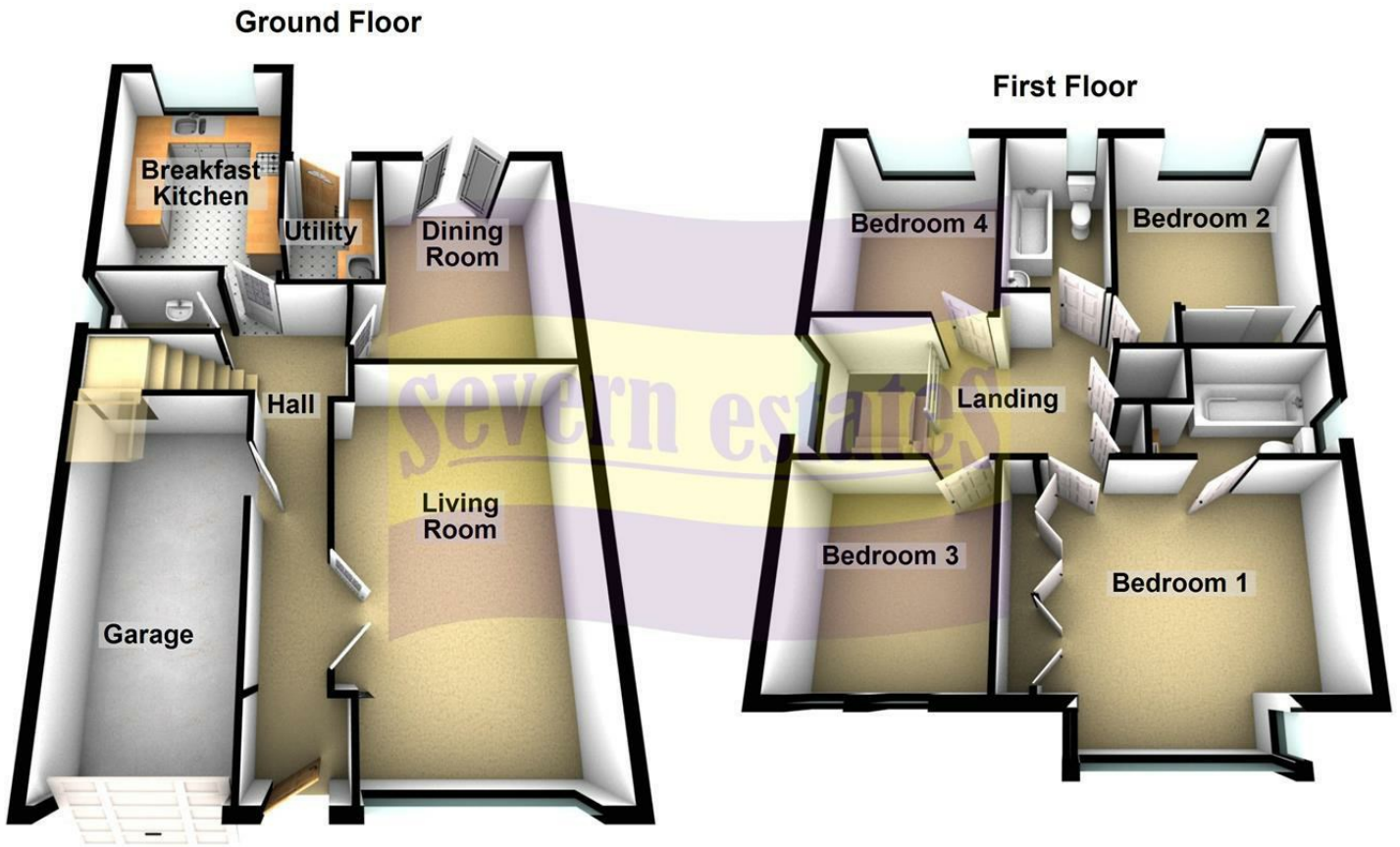
## Disclaimer

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-120725-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>	70	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 