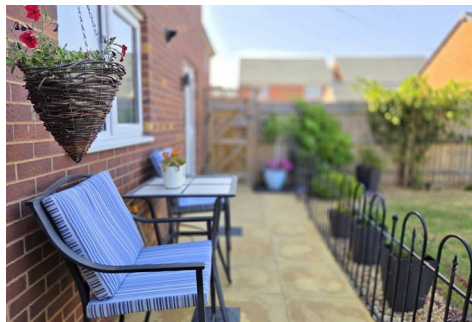




## 53 Cortland Way, Stourport-On-Severn, DY13 8NZ

Severn Estates are delighted to present this immaculate, modern four-bedroom detached home, ideally positioned near the edge of the popular Soapstones development. The property enjoys convenient access to nearby amenities, including a convenience store, excellent bus links and main road routes to the town centre, Bewdley and Kidderminster, with the beautiful Memorial Park just a short walk away.

Lovingly cared for since new and beautifully presented throughout, this family-sized home offers well-planned accommodation comprising an entrance hall, living room, kitchen diner and cloakroom on the ground floor. Upstairs, there are four bedrooms, including a principal bedroom with its own en-suite shower room, plus a family bathroom. Further benefits include LVT flooring throughout the ground floor, double glazing, gas central heating, a rear garden, garage and driveway. Viewing is essential to fully appreciate the accommodation on offer, which also benefits from the remaining NHBC warranty.

EPC Band B.  
 Council Tax Band D.

**Offers Over £350,000**



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

### Entrance Door

Opening to the hall.

### Hall

The spacious hallway benefits from LVT flooring, radiator, stairs rising to the first floor landing with storage space beneath, slim cupboard housing the fuse board, a further store cupboard, and doors to the living room, cloakroom, and kitchen diner.

### Living Room

14'5" x 10'9" (4.40m x 3.30m)



With a double glazed window to the front, LVT flooring, and radiator.

### Cloakroom



Fitted with a pedestal wash basin, w/c, LVT flooring, and heated towel rail.

### Kitchen Diner

17'8" x 11'1" (5.40m x 3.40m)



Spanning the width of the property and offering a range of wall and base units with complementary worksurface over with inset sink unit and mixer tap, built in oven and Zanussi induction hob with splash back and hood over, integrated fridge-freezer, and dishwasher, inset spot lights to the kitchen area, door to the utility, double glazed window to the rear, radiator, and double glazed French Doors open to the rear garden.





### Utility

Matching base unit and worksurface to the kitchen gives a seamless transition to the utility with a built in washing machine.

### First Floor Landing

The light and airy landing grants access to all bedrooms and bathroom, plus loft hatch.

### Bedroom One

12'5" x 10'5" (3.80m x 3.20m)



### Ensuite Shower Room



Fitted with a suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, part tiled walls, heated towel rail, extractor fan, and inset spot lights.

Having a double glazed window to the rear, radiator, individual heating thermostat, and door to the ensuite shower room.



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### Bedroom Two

11'1" x 10'5" (3.40m x 3.20m)



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

### Bedroom Three

10'9" max x 6'10" (3.30m max x 2.10m)



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

### Bedroom Four

7'2" x 6'10" (2.20m x 2.10m)



Having a double glazed window to the front, inset spotlights, and radiator.

### Bathroom



Having been fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, heated towel rail, part tiled walls, and inset spotlights.

### Outside

Having a small fore garden and generous driveway to the side leading to the garage, and gated access to the rear garden.

\* The EV Charging point may be available via separate negotiations.



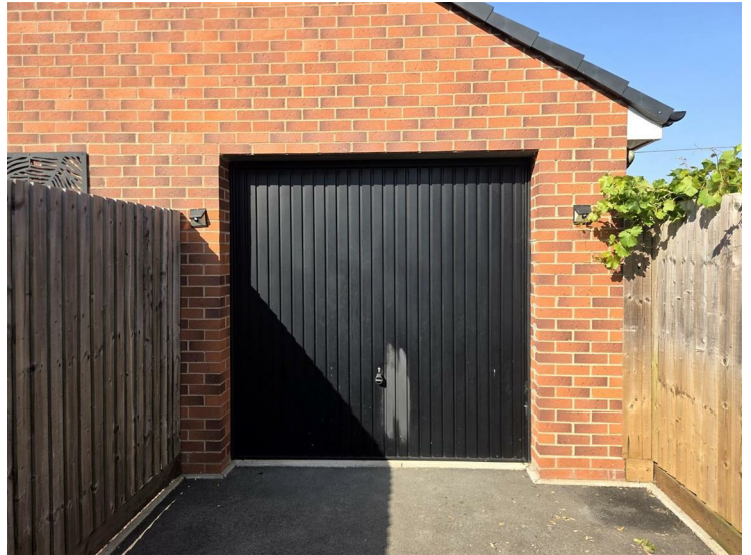
### Rear Garden



Being laid mainly to lawn with planted borders with a decked area, and a patio running the width of the rear of the property.



### Garage



With an up and over door to the front, lighting and electrics.

### Agents Note

Please be advised the property will carry the balance of the 10 year NHBC warranty.

### 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

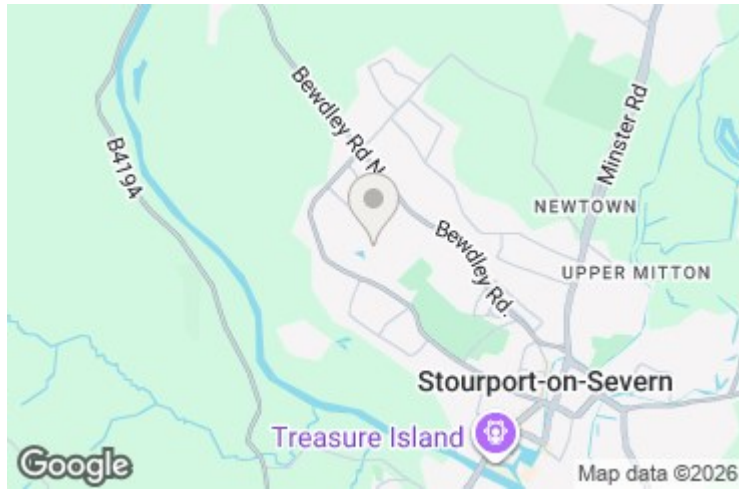
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

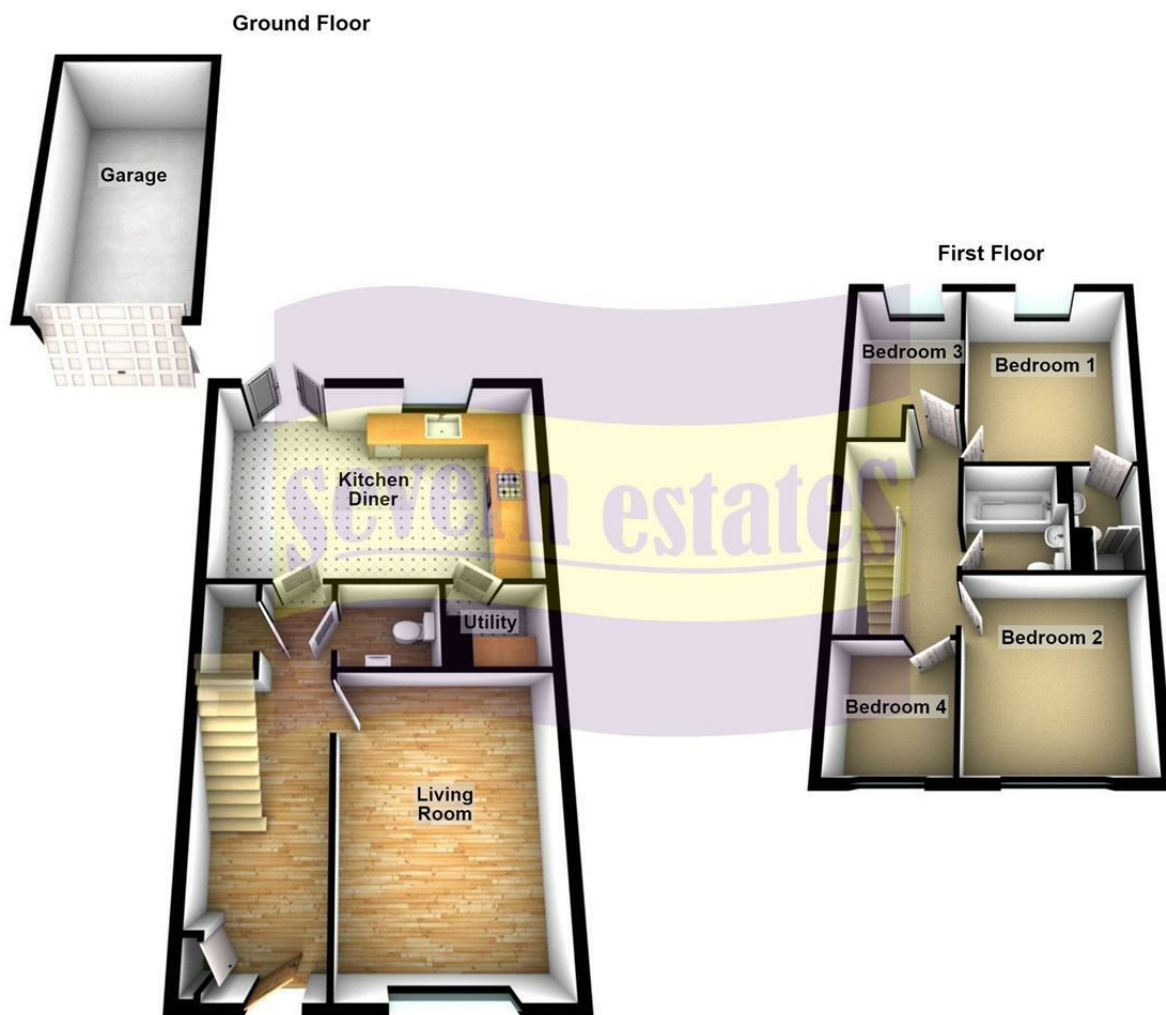
### Disclaimer

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.

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| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                   |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |