

**AP MORGAN**



**Britannia Gardens, Stourport-on-Severn**  
Guide Price £325,000



**Features:**

- Modern detached family home
- Cul-de-sac location
- Four well-proportioned bedrooms
- Lounge with bay to rear garden
- Contemporary fitted kitchen/dining/family room
- Family bathroom, modern en-suite & ground floor w/c
- Low maintenance rear garden
- Block paved driveway & garage with roller shutter door

**Description:**

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

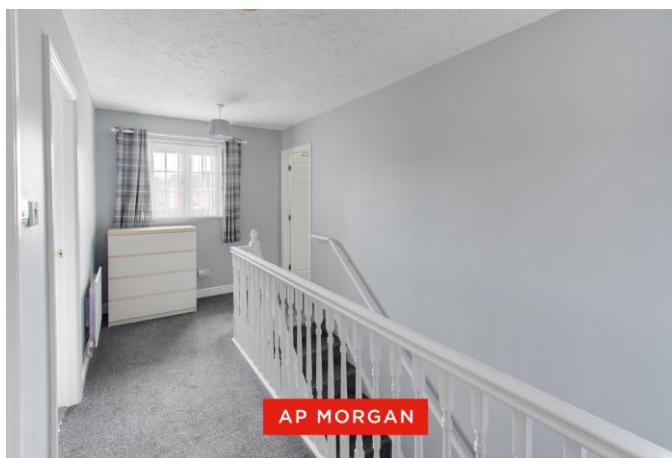
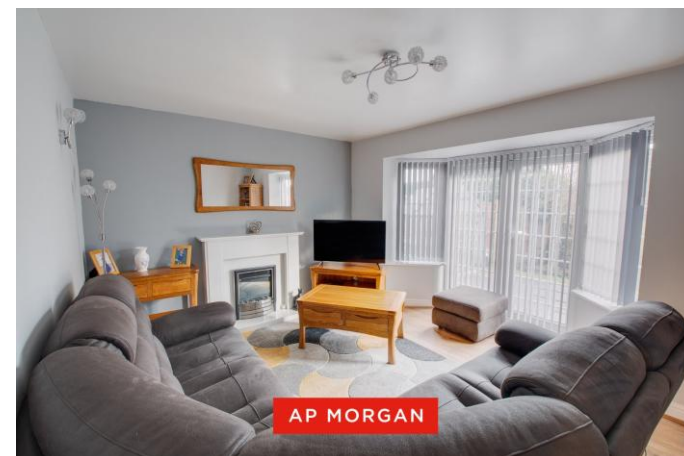
Situated in a modern and well-established residential setting, this well-proportioned detached family home offers thoughtfully arranged accommodation ideal for modern family living. The property benefits from a spacious layout, including a standout open-plan kitchen/dining/family room spanning the full length of the house, alongside four bedrooms, a garage and a private rear garden.

The property is approached via a driveway providing off-road parking and access to the integral garage, with an open canopy porch leading to the front door.

The entrance hall provides access to a ground floor guest WC and a well-proportioned living room featuring a bay window and double glazed French doors enjoying views over the rear garden. The heart of the home is a contemporary open-plan kitchen, dining and family room extending the full length of the property, creating an excellent sociable space for everyday living and entertaining. The kitchen area is complemented by a useful utility space.

To the first floor, a generous central landing gives access to four bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout is practical and well balanced, lending itself well to family use or those requiring home working space.

To the rear, the property enjoys a private, low maintenance garden laid to an initial paved patio seating area with a



greenhouse, leading to a small lawn with mature shrubbery to the rear adding to the privacy.

The property is conveniently positioned near open green spaces and well placed for access to local amenities, well-regarded schools and everyday facilities, while also offering ease of access to nearby road networks connecting to surrounding towns and countryside walks.

**Details:**

**Entrance Hall**

**Guest W/C**

**Living Room** 3.81 x 4.66 Max into bay

**Kitchen/Dining/Family Room** 8.24 x 2.89 Both max

**Garage** 5.15 x 2.49

**Bedroom One** 3.58 x 3.64 Max

**En-suite** 1.48 x 2.49

**Bedroom Two** 2.70 x 3.90 Max

**Bedroom Three** 3.40 x 2.85 Max

**Bedroom Four** 3.05 x 2.49 Max

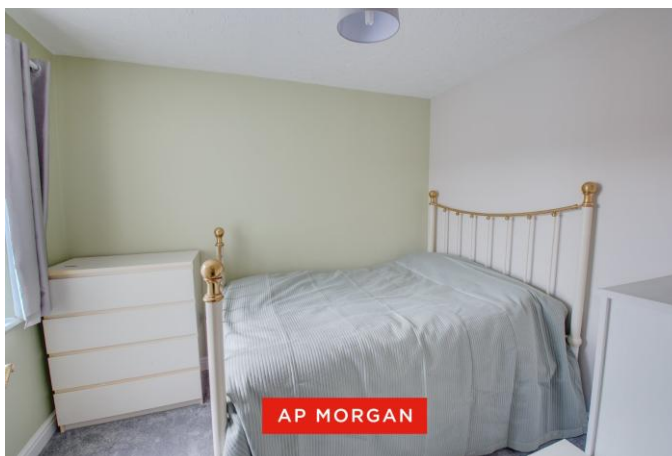
**Bathroom** 2.06 x 2.90 Max

**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.





How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

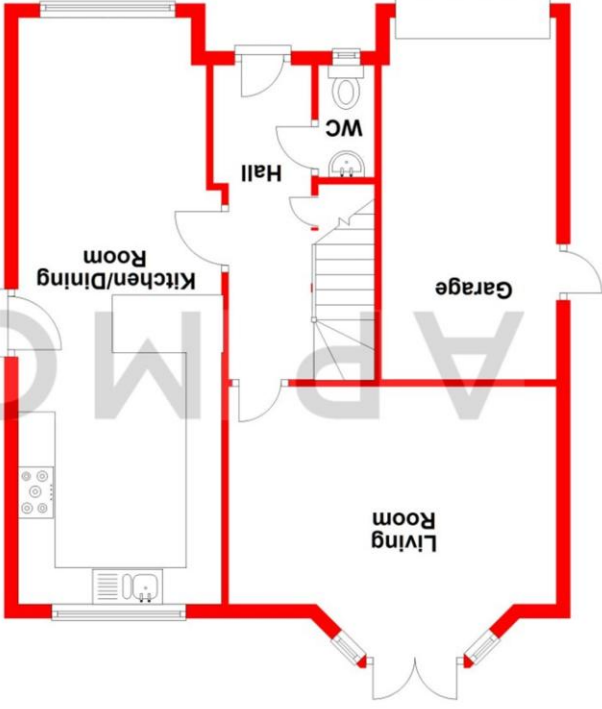
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

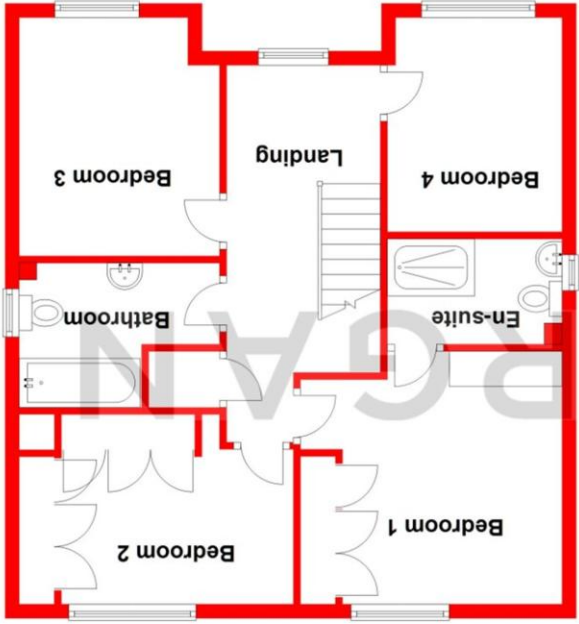
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 63.5 sq. metres (683.9 sq. feet)



First Floor  
Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 125.8 sq. metres (1353.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanLP.

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