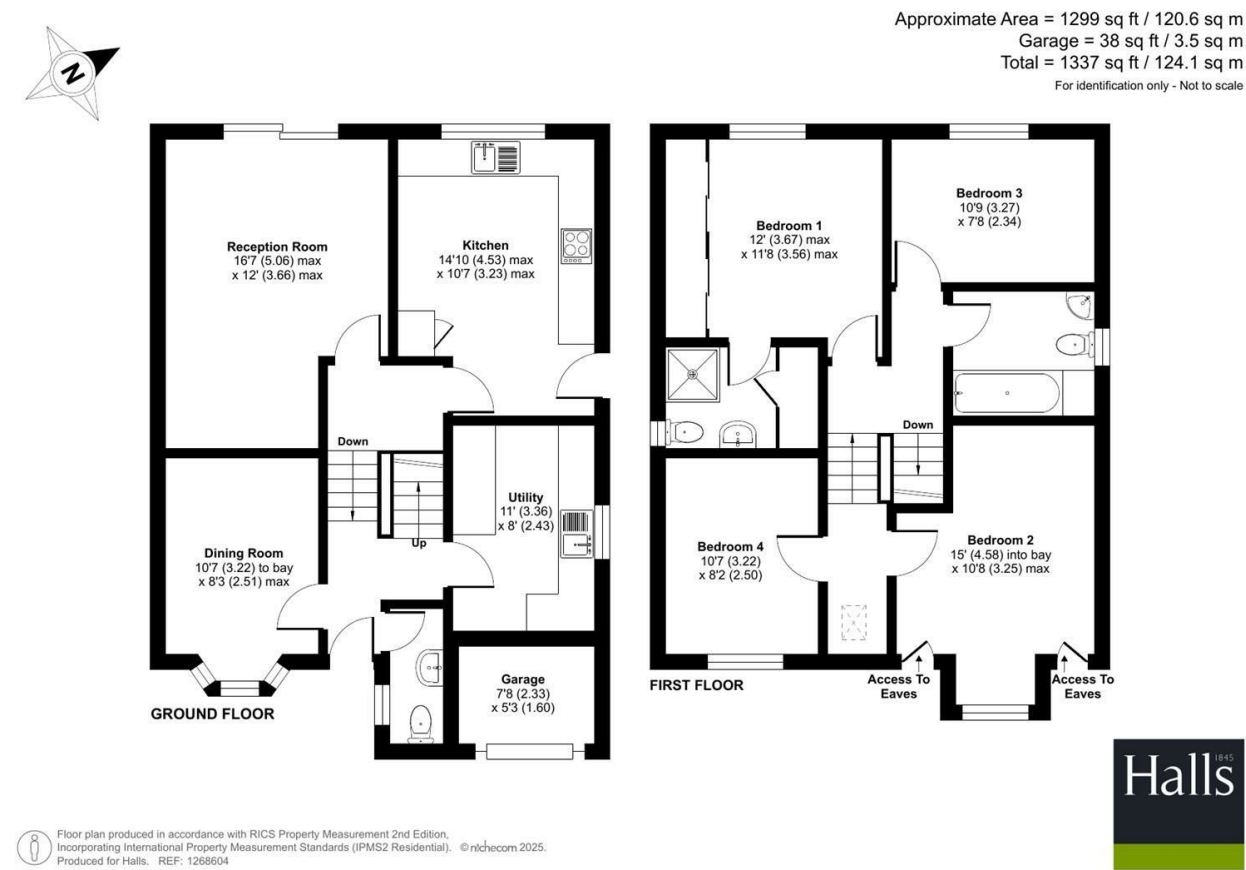


FOR SALE

Creveen, 100 Steatite Way, Stourport-On-Severn, DY13 8PD



FOR SALE

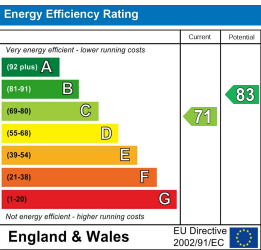
Price £439,500

Creveen, 100 Steatite Way, Stourport-On-Severn, DY13 8PD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An excellent opportunity to acquire this attractive family home with an interesting split level layout and wonderful countryside views and beyond. This is a must see property to appreciate everything this home has to offer.



01562 820880

Kidderminster Sales
Gavel House 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsqsb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (all distances approximate)
Kidderminster 5 miles, Bewdley 2 ½ miles, Stourport on Severn 1 mile, Worcester 13 miles, Birmingham 26 miles.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Wonderful Detached Family Home
- Glorious Setting with Open Countryside Views
- Breakfast Kitchen and Separate Large Utility Room
- Two Reception Rooms
- Master Bedroom with En-suite
- Four Double Bedrooms
- Timber Decked Patio with Attractive Glass Balustrading
- Sizeable Sloping Rear Garden

DIRECTIONS
From Bewdley head in the direction of Stourport On Severn on the Stourport Road, B4195. Take the first exit over the round a bout and continue straight on Bewdley Road North, turn right onto Steatite Way and follow the road to the head of the cul-de-sac where the property will be found on your right hand side.

LOCATION
The property is situated in a well thought of and convenient location with Stourport town centre close by, as well as the desirable riverside town of Bewdley. Stourport offers a bustling town centre with a wide range of shops and facilities to meet your everyday needs with a number of local pubs, cafes and restaurants. As well as Stourport, Bewdley has a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops and a doctor's surgery, Bewdley has something for everyone.

INTRODUCTION
A stunning modern detached home offering an expansive living space across a unique split-level layout. Built circa 1996 by Messrs Key Developments and located at the end of the cul-de-sac, this attractive home boasts generous accommodation spread over four levels.

The property enjoys breathtaking countryside views, adding to its appeal and providing a truly remarkable setting.

FULL DETAILS
Upon entering, you are greeted by a welcoming hallway with steps leading down to the lounge and kitchen area.

The stylish breakfast kitchen features a range of wall and base units with working surfaces over. It also includes a handy pantry cupboard, an integrated wine fridge, slimline Cata dishwasher, fridge, Beko oven with separate oven/grill, gas hob with an extractor above, sink with pull-out spray tap, and a door leading to the side of the property.

The lounge is a generous size with an attractive electric log-burning effect fire and surround. Sliding patio doors open to the beautiful rear decking area. The countryside views can be appreciated from both the kitchen and lounge and are one of the standout features of the home.

To the front of the property, there is the dining room with a bay window, cloakroom and a useful utility space. The former garage has been converted into a utility room/kitchenette, featuring built-in cabinetry, baskets, additional wall and base units, Worcester Bosch boiler, sink and space for under-counter appliances.

The master bedroom is equipped with built-in panelled wardrobes and an en-suite shower room, which includes a wash basin, W.C, shower cubicle, and an airing cupboard. The rear views an be appreciated and enjoyed from this room.

There are three additional well-sized bedrooms, one of which is currently used as a home office.

The family bathroom includes a tiled bath with an electric shower over, a wash basin, and a W.C.

OUTSIDE
Leading off the lounge is the timber decking area with attractive glass balustrading and Weiner Die Markise electrically operated sun canopy, this offers the perfect entertaining area and space to relax whilst enjoying the views.

One of the property's most remarkable features is its rear garden, which offers expansive views over the surrounding countryside. Situated on a large private plot with conifer hedging, the garden has been beautifully designed and landscaped to accommodate the tiered and sloping areas. The slope has been significantly cut back to provide new owners the opportunity to assess the growth potential of the area. Once fully established, the slope is self maintaining and requiring to be cut back once a year. The garden is filled with well-established borders, shrubs, flowers and fruit tree

There is also a large, level lawn area with a timber shed, two vegetable patches, and steps leading to a further patio area.

The property benefits from gated access on both sides, leading to a spacious driveway with ample parking.

The garage was partially converted into a utility room, with the front section remaining as a lockable storage area featuring an up-and-over door

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

WHAT 3 WORDS
/////engages.linen.calendars

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.

Council Tax Band - E

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.