



14 Cortland Way, Stourport-On-Severn - DY13 8NZ

Guide Price £275,000

**HILLS**  
Estate Agents

## 14 Cortland Way

- Three Bedroom Semi Detached House
- Sought After Modern Development
- Immaculately Presented Throughout
- Contemporary Fitted Kitchen Diner
- Master Bedroom with En-suite Shower Room
- Private Low Maintenance Rear Garden

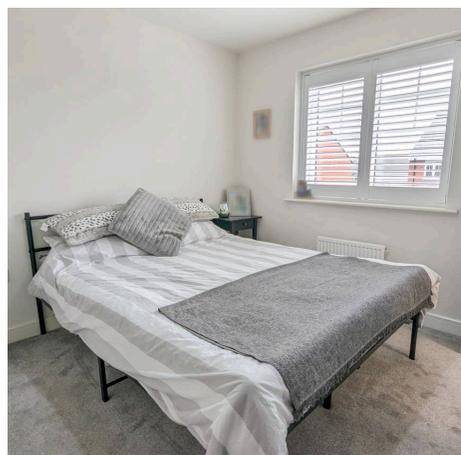
### DIRECTIONS

From Stourport town centre, proceed in a Northerly direction and bear left onto Bewdley Road. Continue for a short distance, turning left onto Steatite Way, bear left onto Cortland Way where the property will be found on the right-hand side as indicated by the agents for sale board.

**WHAT 3 WORDS: ///patch.study.vines.**

### LOCATION

Located in a sought-after modern development in Stourport-on-Severn, the property is well placed for local amenities including shops, schools, supermarkets and leisure facilities. The town centre and riverside walks are within easy reach, along with good transport links to neighboring towns.



## FULL DETAILS

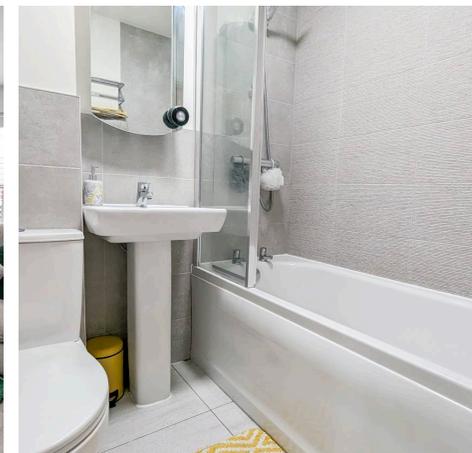
Set within a desirable modern development, this three-bedroom semi-detached home offers smart, well-presented accommodation ideal for a range of buyers. A driveway sits to the side of the property, with a pathway leading to the main entrance.

The entrance hall provides access to the living room featuring a media wall with inset illuminated displays and useful storage, as well as space for fitted television and a modern living flame fitted fire. An inner hall accesses the ground-floor cloakroom.

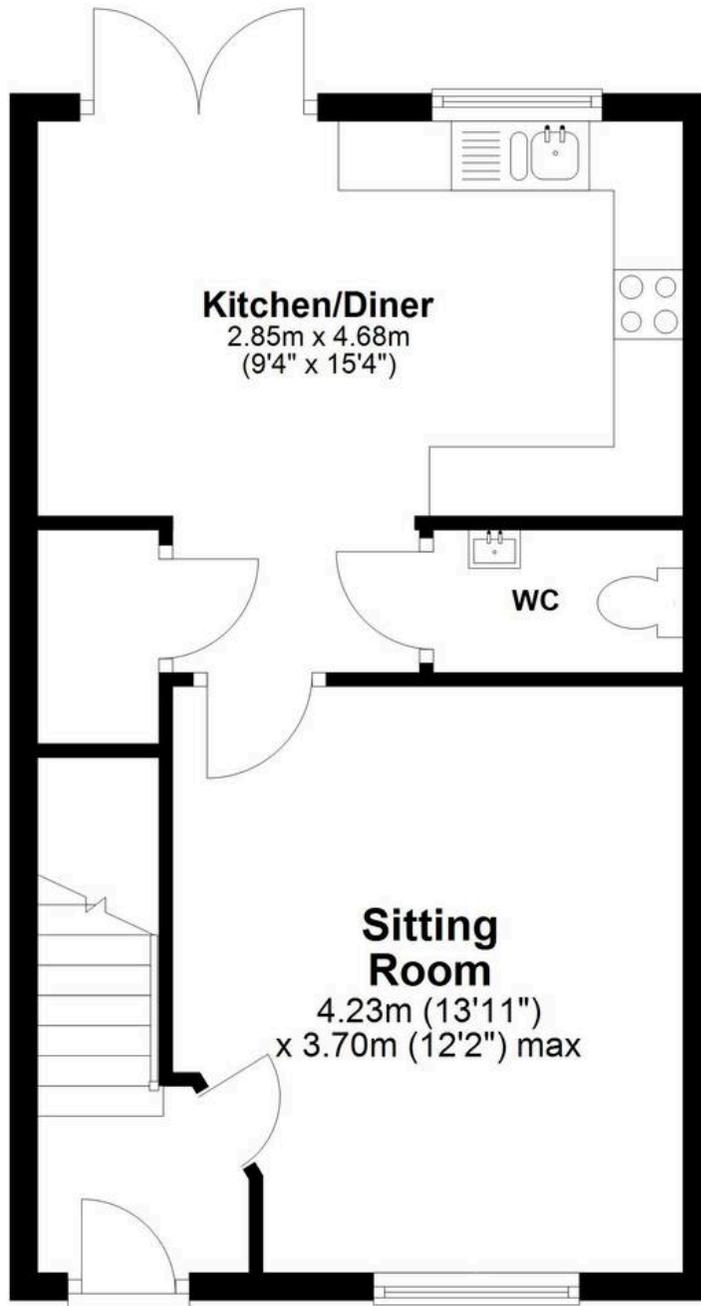
The kitchen/diner spans the rear of the house and offers a bright, family-friendly space. It includes a range of wall and base units, Zanussi induction hob, integrated fridge freezer and dishwasher, double oven, towel rail and a bowl sink.

Upstairs, the master bedroom includes built-in mirrored double wardrobes with en-suite shower room. Two additional bedrooms face the rear garden, accompanied by a well-appointed family bathroom.

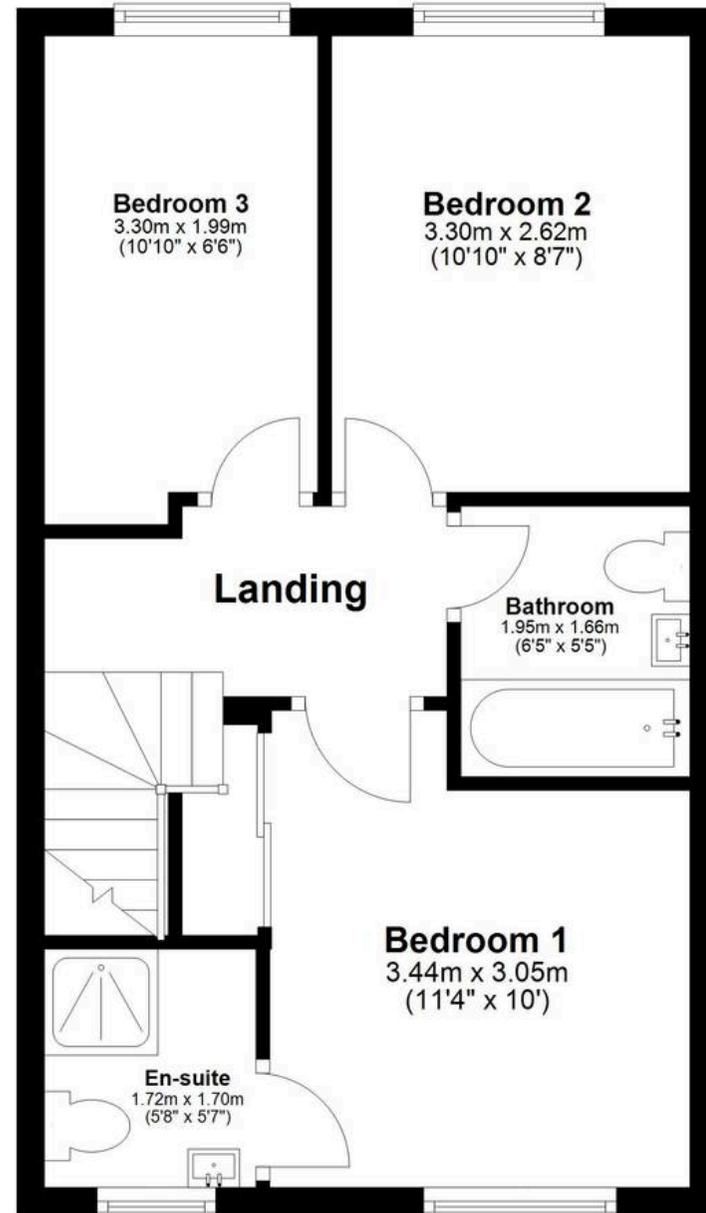
The private rear garden is fully enclosed with fenced boundaries, astro turf and two paved patio areas, two outdoor taps and gated side access, making it both practical and low maintenance.



## Ground Floor



## First Floor



## SERVICES

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.

**Council Tax:** Band C

**Tenure:** Freehold with vacant possession upon completion.

**Energy Performance Rating:** B

### AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identify of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic drivers licence etc).

We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no affect on your credit history.

