



11 The Tontine

Stourport-on-Severn, DY13 9EN

Andrew Grant

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Severn Side, Stourport-on-Severn , DY13 9EN

1 Bedroom 1 Bathroom 1 Reception Room

A charming first floor one-bedroom flat in a Grade II listed characterful building, offering modern and open-plan living, perfectly located by the picturesque Severn Side in Stourport-on-Severn.

- Stylish and well-maintained first floor flat with an open-plan layout.
- Bright and airy living space filled with natural light and ideal for hosting guests and entertaining.
- Benefit from an open-plan kitchen with a sleek design and integrated appliances.
- The property offers two allocated parking spaces for added convenience.
- Enjoy a prime location near the Severn River, local amenities and excellent transport links.

572sq ft (53.1) sq m





The kitchen

Open plan and spacious, the kitchen seamlessly connects to the living area, creating a sociable atmosphere ideal for entertaining. With ample counter space for food preparation and an adjacent dining area, this kitchen combines style and functionality. Whether you are preparing a meal or hosting guests, the layout is both practical and elegant, making it the perfect space for modern living.





The living room

Welcoming and spacious, the living area features a large window allowing natural light to fill the space. The room's layout provides ample space for seating and entertainment while maintaining a cosy, inviting feel. In addition to its generous size, the living room benefits from built-in storage, ensuring the space remains uncluttered and organised.



The bedroom

This generously sized bedroom offers a tranquil space to unwind. A large window allows sunlight to stream in, creating a bright and inviting atmosphere. The room is spacious enough for a double bed and additional storage, providing practicality alongside comfort.





The bathroom

The bathroom has been finished to a high standard, featuring modern fixtures and fittings. It includes a full-sized bath with an overhead shower, providing versatility and convenience, a WC and a pedestal basin. The elegant tiling and clean design create a refreshing and calming environment while a large window ensures the room is bright with natural light.

Location

Located on the picturesque Severn Side in Stourport-on-Severn, this flat enjoys an enviable position close to the river and local attractions. The property is part of 'The Tontine,' a charming historic building offering a unique living environment with a touch of heritage. The town centre, with its variety of shops, cafes and restaurants, is just a short walk away, providing everything you need at your doorstep.

For those who enjoy outdoor activities, the riverside setting offers scenic walking routes and leisure opportunities. Transport links are excellent, with easy access to Kidderminster and Worcester via the A449 and public transport options are readily available, including nearby train stations for connections to Birmingham and beyond. This location perfectly balances the tranquillity of riverside living with the convenience of nearby amenities and transport links, making it an ideal home for those seeking both comfort and accessibility.

Services

The property benefits from mains water and electric and uses electric heating.

Council Tax

The Council Tax banding for this property is **Band B**



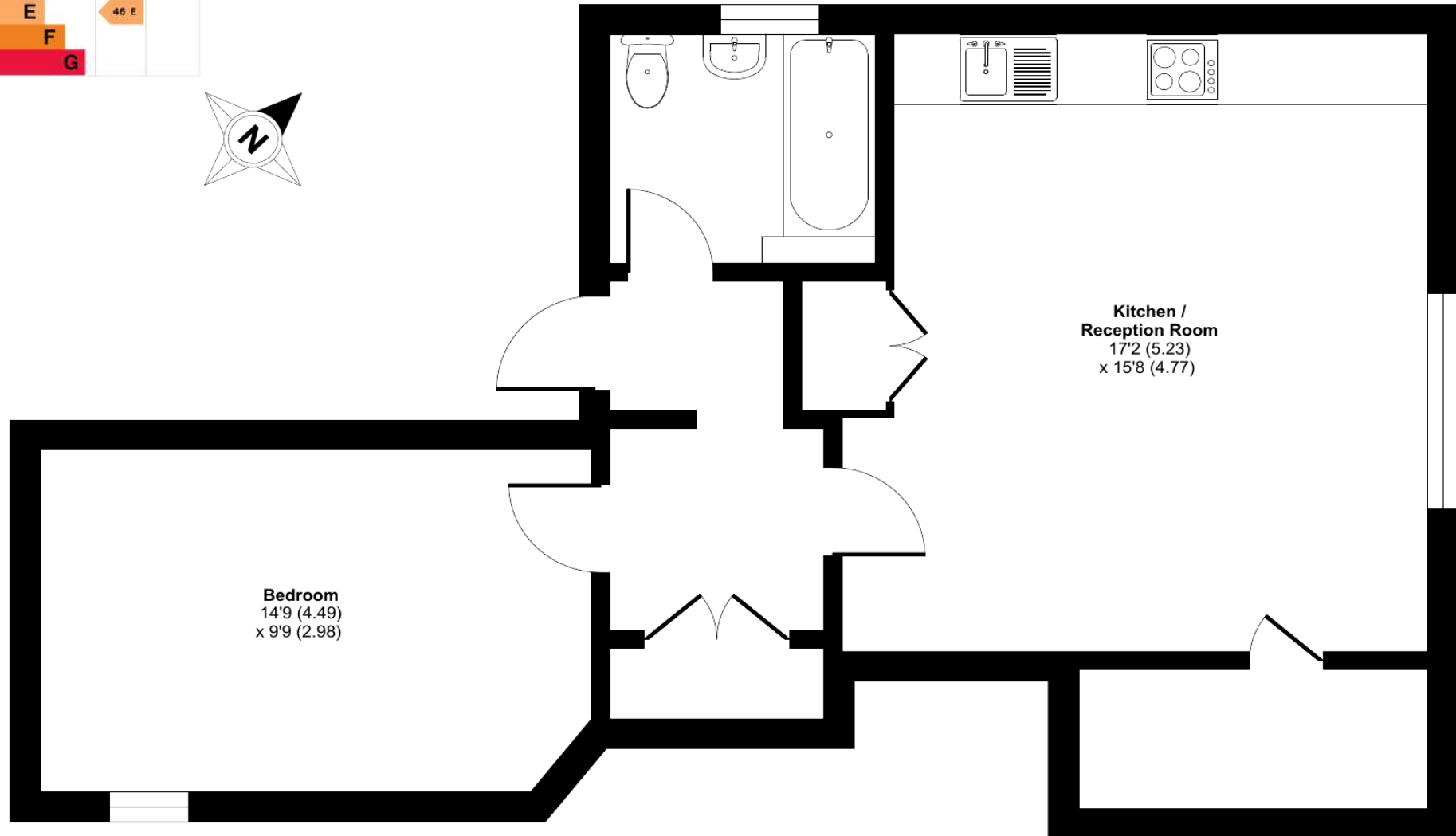
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



The Tontine, Severn Side, Stourport-on-Severn, DY13

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



SECOND FLOOR



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Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com