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4 Severn Bank Park, Stourport-On-Severn, DY13 8DD

We are delighted to offer For Sale this delightful park home is situated towards the edge of the popular Severn Bank Park site located between the two popular towns of Stourport on Severn and Bewdley and sits amongst beautiful countryside. Having been well cared for the accommodation briefly comprises an open plan 'L' shaped lounge diner, kitchen, two double bedrooms, both having built in bedroom furniture and the master having an ensuite shower room. The property benefits further from 12 month residency, double glazing, gas central heating, off road parking and garden areas around the park home. Internal inspection is essential to appreciate the accommodation on offer and its position towards the edge of the site.

*Cash offers only and over 45's.

Council Tax Band TBC

Cash Offers Only £160,000

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Entrance Door

Being double glazed and opens into the reception hall.

Entrance Hall

8'10" x 6'2" (2.7m x 1.9m)



Having a double glazed window to the side, radiator, inset lighting, coving to the ceiling, archway to the dining room and door to the lobby.

Lounge

18'4" x 11'9" (5.6m x 3.6m)



Having double glazed bay windows to the front and side with wooden blinds, feature fire surround with electric fire, two radiators, coving to the ceiling and inset lighting.

Dining Room

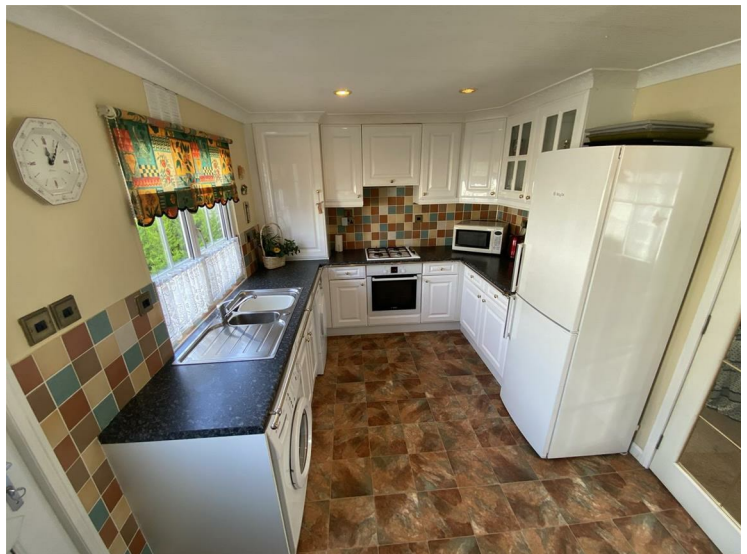
9'2" x 8'6" (2.8m x 2.6m)



Having a double glazed sliding patio door to the side with wooden blinds, radiator, inset lighting, coving to the ceiling, archway to the reception hall and door to the kitchen.

Kitchen

12'9" x 8'10" (3.9m x 2.7m)



Fitted with wall and base cabinets with white gloss fronted doors and marble effect work surfaces over, one and a half bowl sink unit with mixer tap, glass fronted display cabinets, integrated oven and gas hob with hood over, plumbing for washing machine and dishwasher, wall mounted boiler, double glazed window and door to the side, inset lighting, radiator and coving to the ceiling.

Inner Lobby

7'6" x 2'11" (2.3m x 0.9m)

Having doors to the bedrooms, bathroom and storage cupboard.

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Bedroom One

11'5" to wardrobe x 8'10" (3.5m to wardrobe x 2.7m)



Having a double glazed window to the side, built in wardrobes with overhead units, matching bedside and drawer units, radiator, coving to the ceiling and door to the ensuite shower room.

Bedroom Two

8'10" x 8'6" (2.7m x 2.6m)



Having a double glazed bay window to the side with wooden blinds, built in wardrobes with mirror doors, overhead units with matching bedside unit, radiator and coving to the ceiling.

Ensuite

5'10" x 4'11" (1.8m x 1.5m)



Fitted with a shower enclosure with thermostatic shower, wash hand basin set to unit, W/C, heated towel rail, double glazed window to the side, part tiled and coving to the ceiling.

Bathroom

7'6" x 5'10" (2.3m x 1.8m)



Fitted with a white suite comprising a double shower cubicle with thermostatic shower, wash hand basin built into a unit, W/C, radiator, part tiled walls, double glazed window to the side and coving to the ceiling.

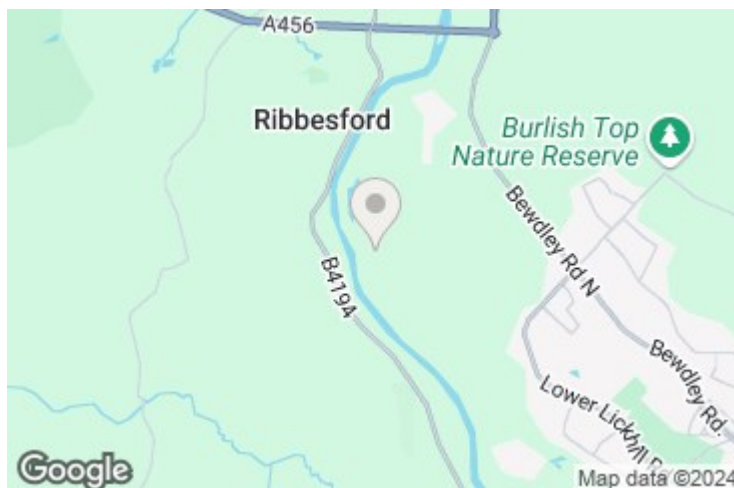
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Outside



any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-16/02/2024-V1



Having block paved driveway providing off road vehicular parking, gravel foregarden, further block paved pathway with lawn leading to the rear being block paved.

Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

Ground rent & service charges £190.00 per month from April 2023.

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.

Council Tax

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.

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.

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.

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

Ground Floor

