



**severn estates**

40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnstateagents.co.uk](http://www.severnstateagents.co.uk)



### **4 Severn View, Larch Way, Stourport-On-Severn, DY13 9FE**

This immaculately presented apartment is available with the distinct advantage of No Upward Chain and is located within the Severn View block of the popular 'Waters Edge' development built by Messrs. Barratt Homes circa 2010. The development is centred around the reconstructed basin and offers easy access to Stourport on Severn town centre and its amenities including shops, main road networks and picturesque walks. The internal accommodation is well presented and briefly comprises a modern open plan layout of lounge and dining areas with offset kitchen area, master bedroom with ensuite, second bedroom and a bathroom. Benefiting further from allocated parking, electric heating and double glazing. Book your viewing today to avoid missing out on this delightful apartment, available with No Upward Chain.

EPC Band C.  
Council Tax Band B.

**Offers Around £165,000**

## 4 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

### Communal Entrance

Having double glazed door leading into the hall with a staircase rising to the floors above with this apartment located on the first floor.

### Apartment Entrance Door

Opening to the entrance hall.

### Entrance Hall

Having an electric heater and doors to the open plan living area, bedrooms one and two, bathroom and airing cupboard.

### Open Plan Living Area



A modern layout having lounge and dining area with off set kitchen.

### Lounge Area

14'1" x 10'9" (4.30m x 3.30m)



Having double glazed double doors with side panel and offset view of the basin plus electric heater.

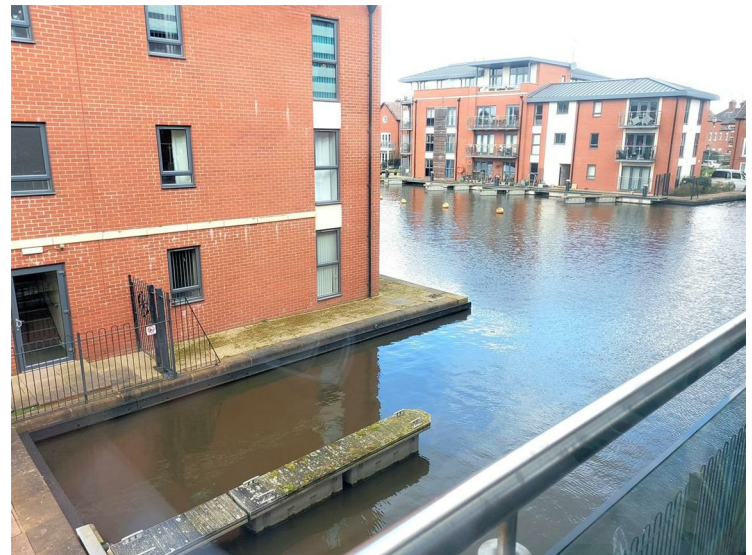
### Dining Area

7'6" x 6'2" (2.30m x 1.90m)



Having an electric heater.

### Outlook



## 4 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

### Kitchen Area

9'2" x 5'10" (2.80m x 1.80m)



Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, plumbing for washing machine, space for domestic appliance and large wall mounted mirror.



### Bedroom One

11'1" x 8'6" inc. w/robes (3.40m x 2.60m inc. w/robes)



Having a double glazed window, fitted wardrobes, electric heater and door to the en-suite shower room.

### En-Suite Shower Room



Fitted with a shower enclosure with a tiled surround, w/c, pedestal wash basin and heated towel rail.

## 4 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

### Bedroom Two

10'5" x 8'6" inc. w/robes (3.20m x 2.60m inc. w/robes)



Having a double glazed window, fitted wardrobes and electric heater.

### Bathroom



Fitted with a white suite comprising a bath with tiled surround, pedestal wash basin, w/c, heated towel rail and large wall mounted mirror.

### Outside



Having allocated parking.

### Waters Edge



### Local Area



## 4 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

### Council Tax

Wyre Forest DC - Band B.

### Services

The agent understands that the property has mains water / electricity / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### 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.

As of April 2024 the vendor provided us with the following information;

Lease - Expires 2155

Ground rent - £386.32

Service Charge - £1386.17

We still advise all prospective purchaser to should obtain verification through their solicitor.

### 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.

### 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.

### 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.

### Disclaimer

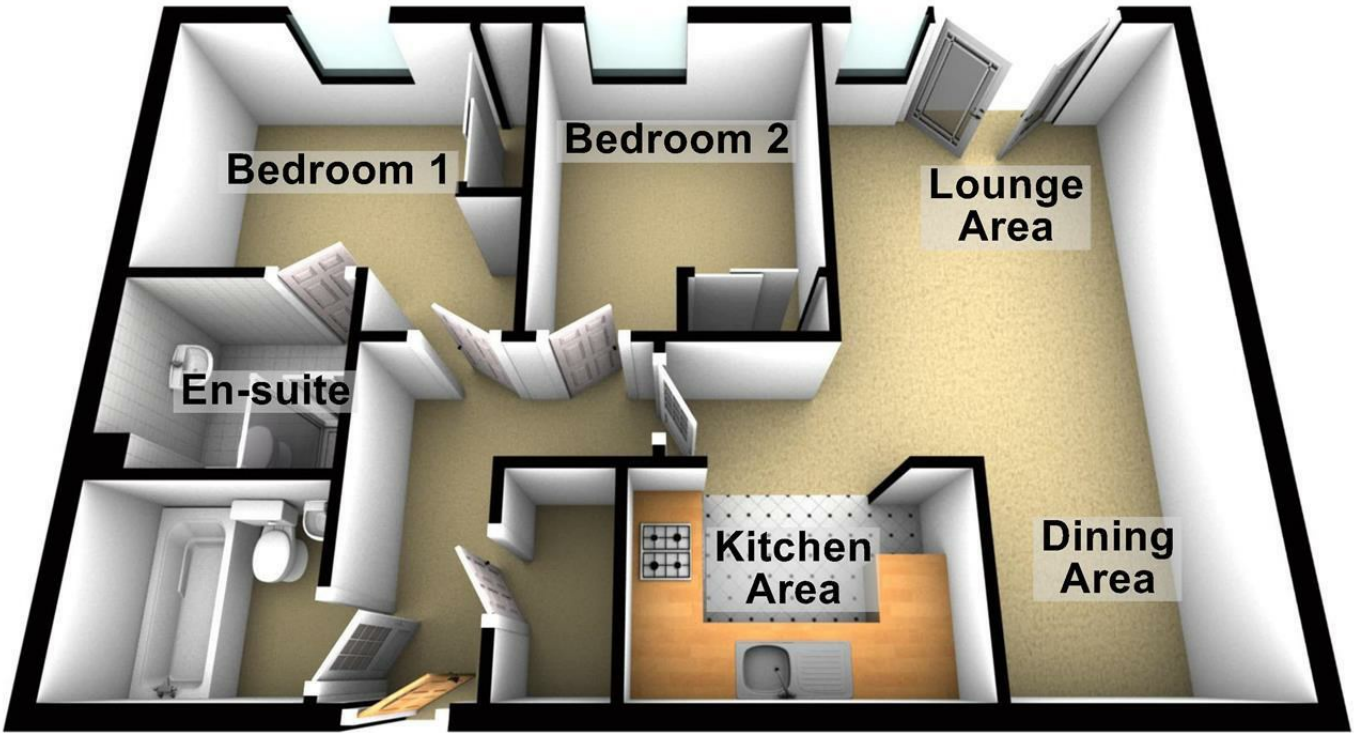
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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

RF-290324-V1.0



# Severn View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 