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### **Flat 1 Ketley House Minster Road, Stourport-On-Severn, Worcestershire, DY13 8AH**

We are delighted to offer For Sale this ground floor apartment which was built circa 2006 by Messrs George Wimpey and is located upon this popular development situated close to Stourport Town Centre its amenities including shops, bus links and main road networks. The internal accommodation briefly comprises an open plan living, dining and kitchen area, bedroom and shower room. Benefitting further from double glazing, electric heaters and allocated parking. Book your viewing today to avoid missing out on this delightful ground floor apartment.

Energy Rating C.  
Council Tax Band A.

**Offers Around £115,000**

# Flat 1 Ketley House Minster Road, Stourport-On-Severn, Worcestershire, DY13 8AH

## Communal Entrance

Having doors to the front and rear of the block with intercom system.

## Entrance Hall

Door opens in from the communal entrance, electric storage heater, doors to storage cupboard, airing cupboard, bedroom, bathroom and open plan living area.

## Lounge Area

18'4" max x 15'8" min x 9'10" (5.6m max x 4.8m min x 3.0m)

Having two double glazed windows to the front, two electric storage heaters and walkthrough to the kitchen area.

## Kitchen Area

11'1" x 5'6" (3.4m x 1.7m)



Fitted with a range of wall and base cabinets with white gloss fronted units with marble effect work surface over, single drainer sink unit with mixer tap, built in stainless steel oven and hob, double glazed window to the front and tiled splashback.

## Bedroom

14'9" max x 8'10" (4.5m max x 2.7m)

Having a double glazed window to the front, built in wardrobe with sliding mirror doors and electric heater.

## Shower Room

6'10" x 5'6" (2.1m x 1.7m)



Having a white suite comprising of a shower cubicle with thermostatic shower, pedestal wash hand basin, W/C, part tiled walls, electric heater, inset spot lights and double glazed window to the side.

## Outside



Having parking area to the rear with borders and communal garden with borders to the front

## Parking

Allocated parking space.

## Council Tax

Wyre Forest District Council Band A.

## 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.

## 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.

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

**RP-31/05/2023-V1**



