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## 6 Larch Way, Stourport-On-Severn, Worcestershire, DY13 9DU

We are delighted to offer For Sale with No Upward Chain, this well presented end terraced house which is situated on the popular 'Waters Edge' development built by Messrs Barratt Homes and situated in the enviable position of views towards the basin to the front and being located within this convenient location. Offering easy access to Stourport on Severn town centre and its amenities including main road networks, shops, bars, restaurants and picturesque Canal & riverside walks. The property has been well maintained by the current owner and briefly comprises a kitchen diner, study and cloakroom to the ground floor, living room, master bedroom with en-suite shower room to the first floor, two further double bedrooms and bathroom to the second floor. Benefiting further from double glazing, gas central heating system, driveway providing off road vehicular parking, there is also a further parking space to the side of the property, and rear garden. Viewing is essential to appreciate the accommodation on offer.

EPC band tbc  
Council Tax Band D.

**Offers Around £260,000**

## 6 Larch Way, Stourport-On-Severn, Worcestershire, DY13 9DU

### Entrance Door

With double glazed inserts opens into the reception hall.

### Reception Hall

Double glazed window to the front, radiator, staircase to the first floor landing, doors to the cloakroom, storage cupboard dining kitchen and study.

### Cloakroom

5'10" x 2'11" (1.8m x 0.9m)

Fitted with a white suite comprising of a pedestal wash hand basin, W/C, tiled splash back, extractor fan and radiator.

### Study

9'6" x 8'2" (2.9m x 2.5m)



Double glazed window to the front and side and a radiator.

### Dining / Kitchen

13'9" x 12'5" max 9'6" min (4.2m x 3.8m max 2.9m min)



Double glazed window to the front and side and a radiator.

### Dining Area



### First Floor Landing

### Lounge

13'9" x 9'6" (4.2m x 2.9m)



Double glazed double door to the front with Juliette balcony, double glazed window to the front with views over the basin, radiator and wall mounted electric fire.

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### View



### Ensuite

7'10" max 4'7" min x 5'6" (2.4m max 1.4m min x 1.7m)



Having a shower enclosure with thermostatic shower, pedestal wash hand basin, W/C and radiator.

### Bedroom One

13'9" x 9'6" (4.2m x 2.9m)



Two double glazed windows to the rear, radiator and door to ensuite.

### Second Floor Landing

7'10" x 7'10" (2.4m x 2.4m)

Double glazed window to the side, wooden spindle balustrade, doors to two bedrooms and bathroom,

### Bedroom Two

13'9" x 9'6" (4.2m x 2.9m)



Two double glazed windows to the front with views over the basin and a radiator.

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### View



### Rear Garden



### Bedroom Three

13'9" x 9'6" (4.2m x 2.9m)

Double glazed velux window to the rear, radiator and access to the loft space.

### Family Bathroom

7'10" x 5'6" (2.4m x 1.7m)



Fitted with a white suite comprising of a panel bath with attachment to the taps and screen over, pedestal wash hand basin, W/C, radiator, extractor fan and tiled splashback.

### Outside

Driveway to the front providing off road vehicular parking and pathway to the front door.

### Area View



### 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.

### 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.

OWNER CONFIRMED - 130 YEARS REMAINING ON LEASE- Service Charge - £540 PY Ground Rent- £284 PY.

### Council Tax

Wyre Forest District Council band D.

### 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.

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### 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

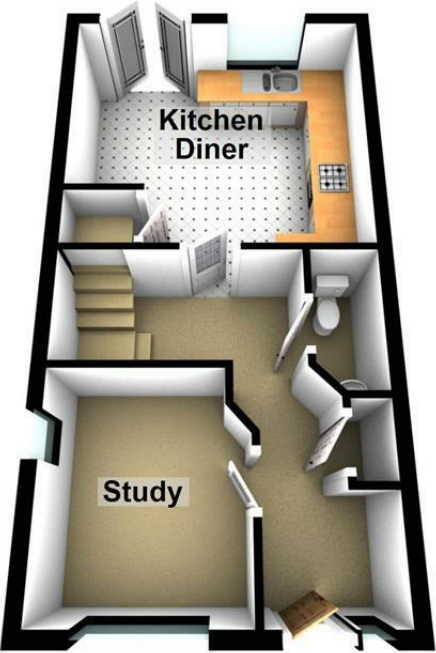
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

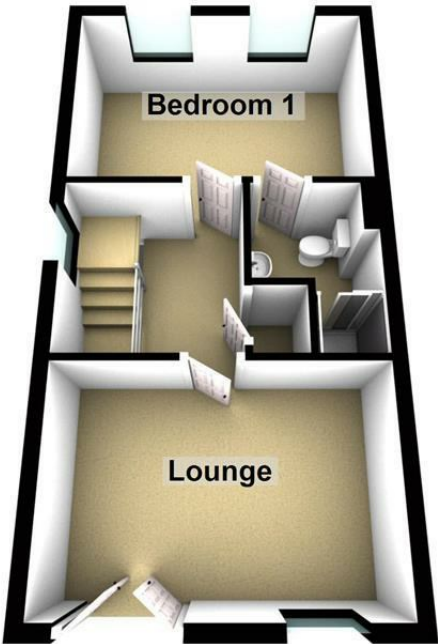
RP-02/08/2024-V1



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	