



7 Waterfall House, Stourport-On-Severn, Worcestershire, DY13 9FD

We are delighted to offer For Sale for the first time since new this modern style fully furnished waterside apartment which is situated on the popular 'Waters Edge' development built by Messrs. Barratt Homes. 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. Having been well cared for by the current owners the apartment is situated on the first floor and the accommodation which has its own private entrance briefly comprises a modern open plan living, dining and kitchen area, two bedrooms, ensuite shower room and a bathroom. The property Benefits further from electric heating, double glazing, balcony with views over the basin and allocated parking space. An internal inspection is required to fully appreciate the apartment on offer. Available with No Upward Chain.

Council Tax Band B.

EPC Rating C.

£189,950

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Communal Building Entrance

Having security intercom system and staircase leading to the upper floors where this apartment has a private entrance.

Private Apartment Entrance

Giving access to this apartment only.

Entrance Door

Opening into the reception hall.

Hallway

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

Open Plan Living Area

23'7" x 12'9" max 10'9" min (7.2m x 3.9m max 3.3m min)

Lounge Area



Having double glazed double doors with side panel giving access to the balcony with views over the basin, wall mounted electric fire, electric heater and access to the kitchen area.

Kitchen Area



Fitted with a range of wall and base cabinets with cream gloss front doors with marble effect work surface over, single drainer sink unit with mixer tap, built in stainless steel oven with electric hob, cooker hood, other appliance which will remain

with the property are fridge freezer and washing machine, tiled flooring and electric heater.

Bedroom One

12'5" x 8'10" (3.8m x 2.7m)



Having double glazed double doors with Juliette balcony, fitted wardrobe with sliding doors, electric heater and door to the ensuite shower room.

Ensuite

6'6" x 5'6" (2.0m x 1.7m)



Fitted with a white suite comprising a shower enclosure with thermostatic bar shower, pedestal wash hand basin, W/C, part tiled walls, electric heated towel rail and double glazed window to the side.

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Bedroom Two

10'9" x 8'10" (3.3m x 2.7m)



Having double glazed double doors with Juliette balcony, fitted wardrobes with sliding doors and electric heater.

Bathroom

7'6" x 5'6" (2.3m x 1.7m)



Fitted with a white suite comprising a panel bath, pedestal wash hand basin, W/C, part tiled walls, heated towel rail, extractor fan and double glazed window.

Balcony



Wooden decking with glazed surrounds and views.

View

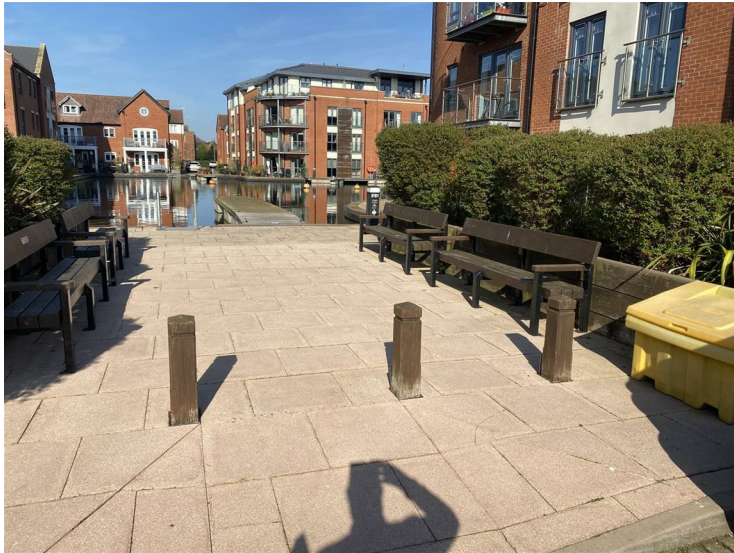


View



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Exterior Area



Exterior



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.

Council Tax

Wyre Forest District Council 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.

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

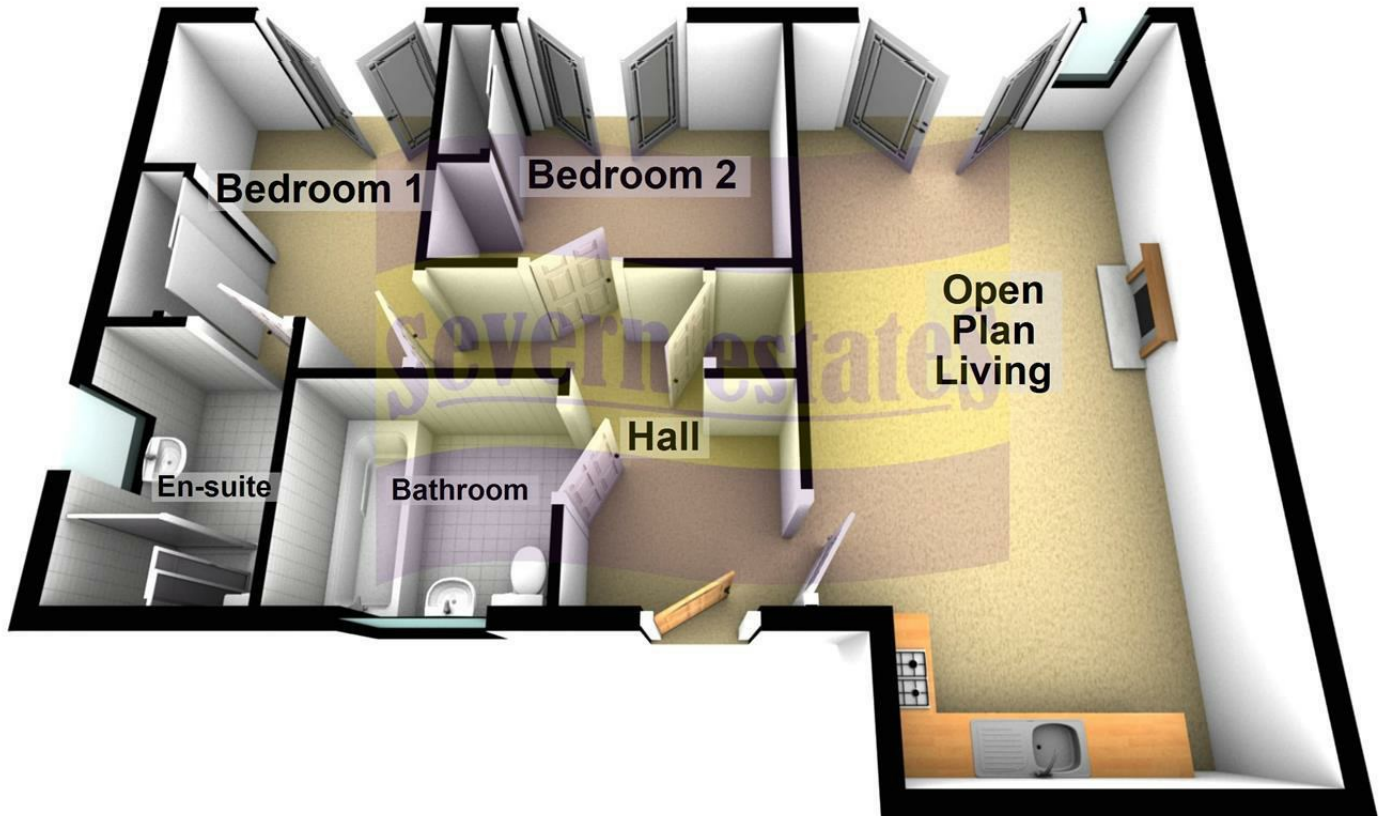
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-27/03/2025-V1



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	