



Severn Estates
40 High Street, Stourport on Severn
Worcestershire DY13 8BS
Tel: 01299 826777
sos@severnstateagents.co.uk
www.SevernEstateAgents.co.uk



19 Severn View, Larch Way, Stourport-On-Severn, DY13 9FE

This well presented first floor apartment 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. The internal accommodation is well presented and briefly comprises a hall, modern open plan living, bedroom with ensuite, second bedroom and a bathroom. Benefiting further from allocated parking, electric heaters and double glazing. Book your viewing today to avoid missing out on this delightful apartment.

EPC Band TBC.
Council Tax Band B.

Offers Around £179,950

19 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

Communal Entrance

Communal entrance door opening to the communal hall, with the stairs rising to the floors above with the apartment being located on the first floor.

Apartment Entrance Door

Opening to the hall.

Hall

Having a wall mounted electric heater, two storage cupboards, and doors to both bedrooms, bathroom and open plan living area.

Open Plan Living Area



Living Area

17'4" x 10'5" (5.30m x 3.20m)



Having double glazed double doors with full length picture window providing views of the basin, double glazed window to the side and electric heater.

Kitchen Area

10'5" max x 7'2" max, 4'7" min (3.20m max x 2.20m max, 1.40m min)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and electric hob with hood over, space for domestic appliance, plumbing for washing machine and dishwasher, plus fitted wall mounted mirror.

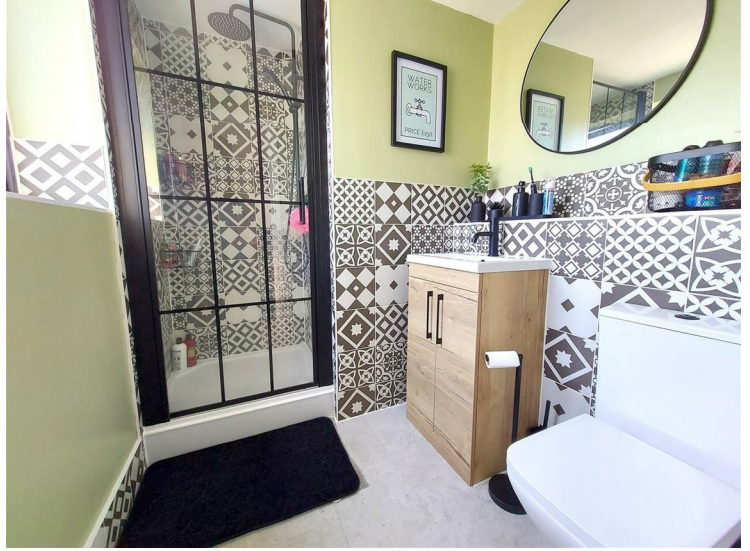


19 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

View



Refitted Ensuite Shower Room



Bedroom One

11'1" max, 9'6" min x 10'5" (3.40m max, 2.90m min x 3.20m)



Having a double glazed window, wall mounted electric heater, fitted wardrobe with sliding mirrored doors, and door to the ensuite shower room.

Bedroom Two

11'1" x 8'10" (3.40m x 2.70m)



Having a double glazed window, wall mounted electric heater, and fitted wardrobe with sliding mirrored doors.

19 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

Bathroom



Having a white suite comprising of a panelled bath, pedestal wash basin, W/C, Part tiled walls, wall mounted mirror, and heated towel rail.

Outside



With allocated parking space.

Waters Edge



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.

Council Tax

Wyre Forest DC - Band B.

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 seller has informed us of the following information;

The service charge is £774.81 per six months (2025)

The ground rent is £386.32 (Mar 2025 - Feb 2026)

The lease is 150 Years less 3 days from 18th February 2005

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

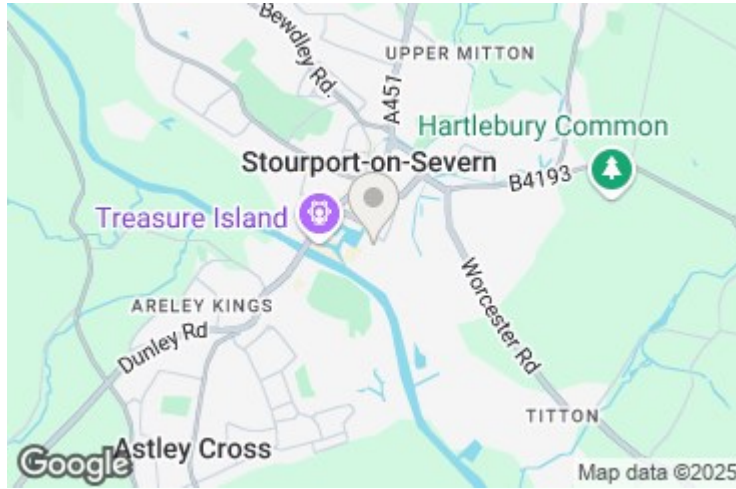
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or

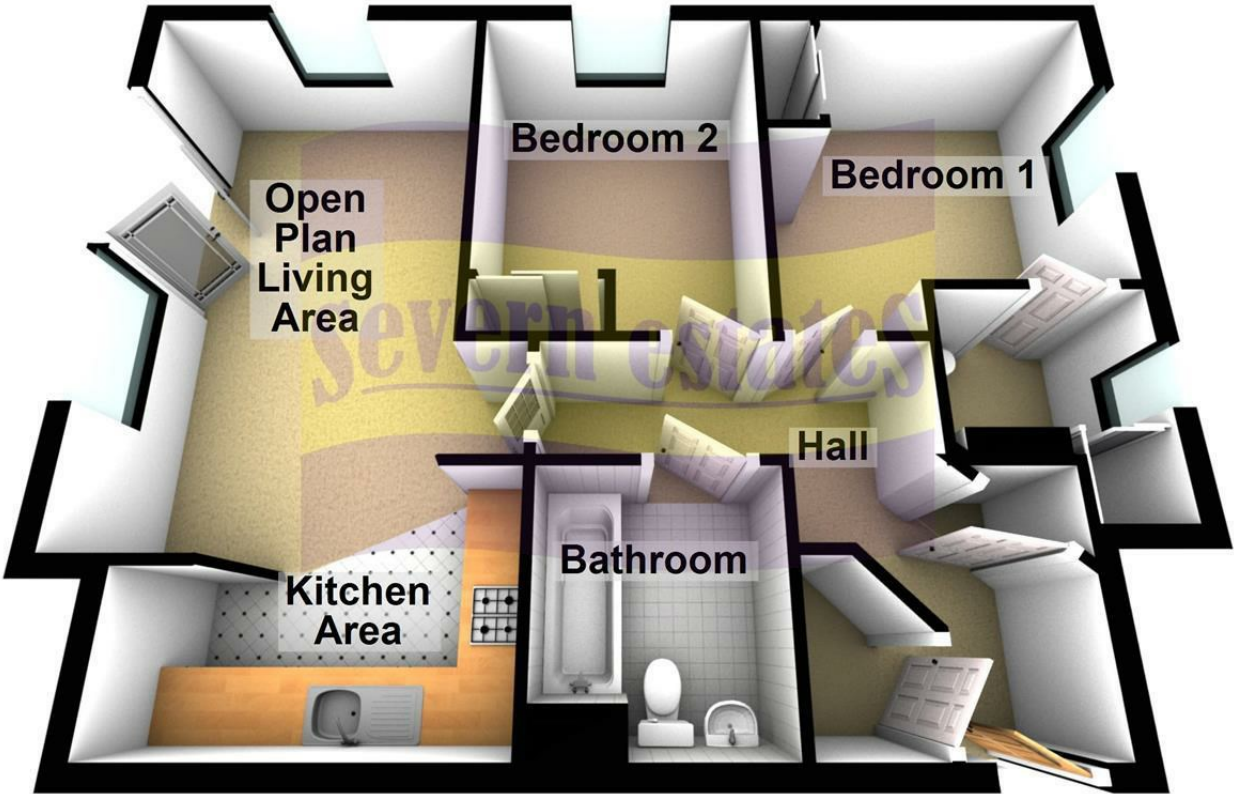
19 Severn View, Larch Way, Stourport-On-Severn, , DY13 9FE

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-100425-V1.0



Severn View



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