



Flat 6 The Osiers, Stourport-On-Severn, Worcestershire, DY13 9GB

This modern apartment is located towards the edge of the popular development on the Hartlebury side of Stourport and offers easy access to the local road networks, Hartlebury Common and Town Centre. Situated on the second floor of a block containing only two apartments, the accommodation on offer comprises briefly of an approximate 18' lounge diner, kitchen, master bedroom with ensuite, second bedroom and a bathroom. It also has the significant benefit of a garage located on the ground floor, an allocated parking space, gas central heating and double glazing. An internal inspection is required to fully appreciate this apartment on offer, which is available with No Upward Chain.

EPC band C.
Council Tax - Band B.

Asking Price £160,000

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Communal Entrance

Communal entrance door opening to the communal hall which grants access to both flats, with this flat being located on the second floor.

Apartment Entrance Door

Opening to the hall.

Hall

With doors to the lounge diner, kitchen, both bedrooms, and bathroom, plus storage and airing cupboards, loft hatch, and coving to the ceiling.

Lounge Diner

18'8" x 11'1" (5.70m x 3.40m)



Lounge Area



Having a double glazed window to the rear, coving to the ceiling, radiator, and electric fire with surround.

Dining Area



Having a double glazed window to the front, and radiator.

Dining Area Outlook



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Kitchen

8'10" x 8'2" (2.70m x 2.50m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, plumbing for washing machine and domestic appliance, recess for domestic appliance, concealed wall mounted boiler, inset spot lighting, radiator and double glazed window.



Bedroom One

11'5" x 10'2" (3.50m x 3.10m)



With a double glazed window to the rear, radiator, door to the en-suite shower room, and built in wardrobe.

En-Suite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, heated towel rail, part tiled walls, and double glazed window to the rear.

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Bedroom Two

11'5" x 7'10" max (3.50m x 2.40m max)



Having a double glazed window to the front, and radiator.

Bathroom



Having a bath with tiled surround, pedestal wash basin, w/c, part tiled walls, double glazed window to the rear, extractor fan, and radiator.

View



Outside



Having allocated parking space, and access to the garage.

Garage



With an up and over door, rear pedestrian door, lighting and electrics.

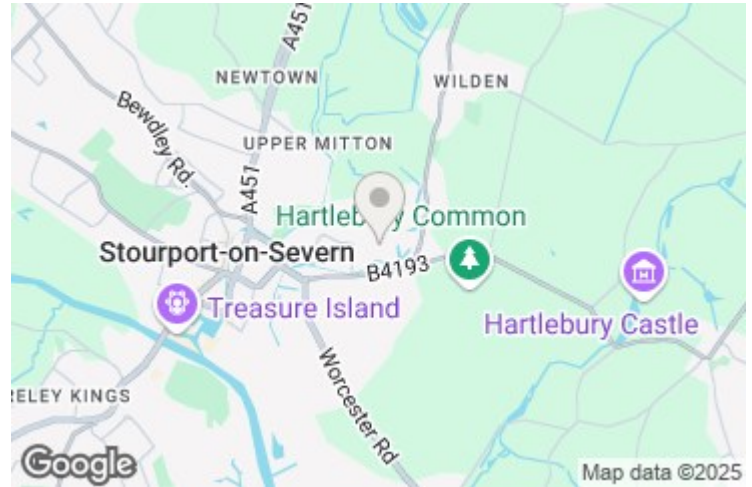
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The Osiers



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-220525-V1.0



Council Tax

Wyre Forest DC - Band B.

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.

As of May 2025 the seller has informed us of the following information;

The estimated service charge is £1,797.36 per annum

The ground rent is £187.00 per annum

The lease is 150 years from 1st June 2004

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.

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.

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

The Osiers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 