



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



Flat 7 Lawnwood House, Stourport-On-Severn, Worcestershire, DY13 9DX

We are delighted to offer For Sale this 2nd floor apartment which is situated close to the town of Stourport on Severn and all its amenities. The property would be an ideal first time purchase or buy to let investment and an early internal inspection is required to appreciate the accommodation on offer which comprises of a lounge with balcony, refitted kitchen area, bedroom and a refitted bathroom. The property benefits further from electric heating system and double glazing. Available with No Upward Chain.

Epc Band E.
Council Tax Band A.

Offers Around £109,950

Flat 7 Lawnswood House, Stourport-On-Severn, Worcestershire, DY13 9DX

Communal Entrance

Having a staircase to the upper floors where this property is situated on the top floor.

Entrance Door

Open into the hallway.

Hallway

5'2" x 2'11" (1.6m x 0.9m)

Having wood effect laminate flooring and door to the open plan lounge / kitchen.

Lounge Area

12'5" x 9'10" (3.8m x 3.0m)



Having a double glazed window and door to the front opening to the balcony, wood effect laminate flooring, electric wall heater, door to inner hall and access to the kitchen area.

Kitchen Area

8'6" x 5'2" (2.6m x 1.6m)



Fitted with wall and base cabinets having grey doors with marble effect work surface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, space for domestic appliances, part tiled walls and tiled flooring.

Inner Hall

3'11" x 3'7" (1.2m x 1.1m)

Having doors to the bedroom, bathroom and airing cupboard.

Bedroom

9'6" x 8'6" (2.9m x 2.6m)



Having a double glazed window to the front, electric heater and door to built in storage.

Refitted Bathroom

8'6" x 5'2" (2.6m x 1.6m)



Having a white suite comprising of a panel bath with wall mounted shower and curtain over, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, wall mounted cupboard, electric heater, fan heater and double glazed window to the side.

Communal Gardens

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.

The extended lease of 110 years is from 24th June 2023.

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 District Council - Band A

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

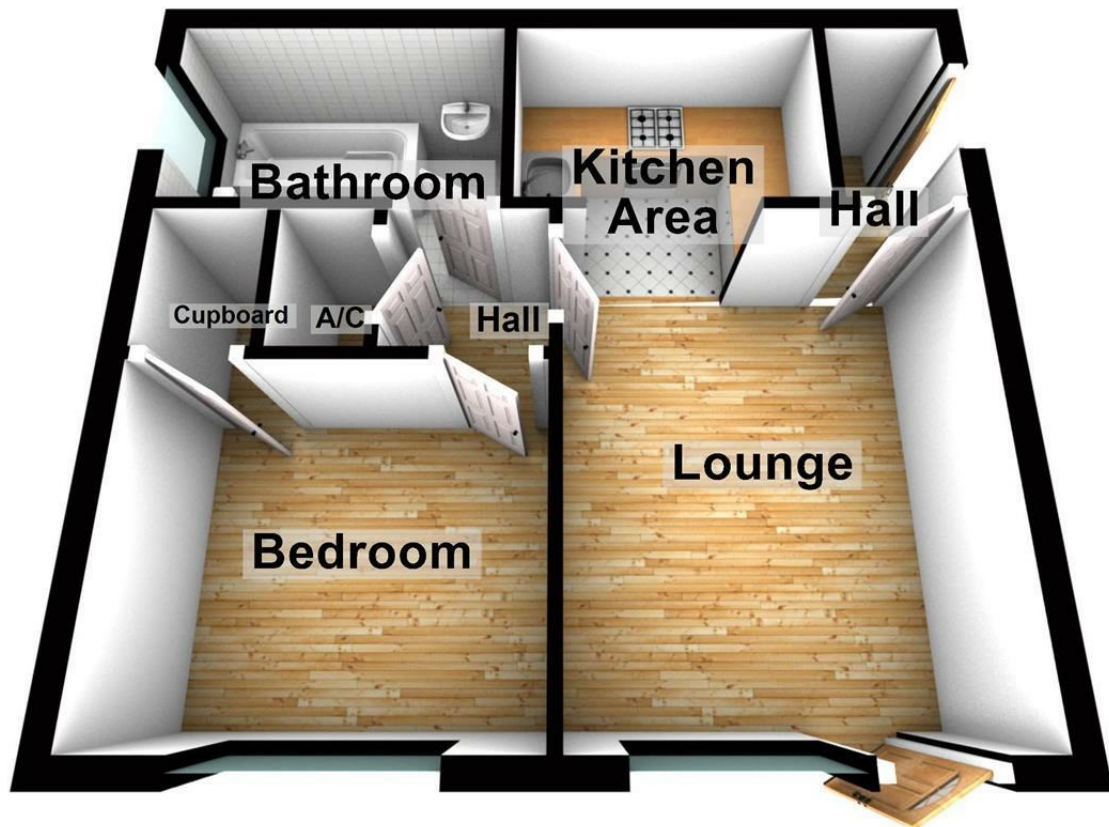
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-18/08/2023-V1



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 