



### 18 Evergreen Way, Stourport-On-Severn, DY13 9GH

This modern apartment is available with the distinct advantage of No Upward Chain and located on this popular development on the Hartlebury side of Stourport and offers easy access to the local transport links, road networks, Hartlebury Common and Town Centre. Situated on the first floor of a block containing only two apartments, the accommodation on offer briefly comprises an approximate 18' lounge diner, kitchen, master bedroom with ensuite, second bedroom and a bathroom. It also has the significant benefit of a garage, 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.

**Offers Around £150,000**



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### Communal Entrance

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

### Apartment Entrance Door

Opening to the hall.

### Hall

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

### Lounge Diner

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



Being dual aspect with a double glazed window to the rear, double glazed double doors with side panels and Juliet Balcony to the front, two radiators, and coving to the ceiling.



### Kitchen

8'10" x 7'10" (2.70m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, integrated fridge-freezer, slim-line dishwasher, microwave, and washer-dryer, concealed wall mounted boiler, tiled splash backs, inset spot lighting, tiled flooring, radiator and double glazed window to the rear.



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### Bedroom One

11'1" x 10'5" (3.40m x 3.20m)



With a double glazed window to the rear, radiator, door to the ensuite shower room, and built in wardrobe with sliding doors.

### Ensuite Shower Room



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

### Bedroom Two

11'1" max, 7'10" min x 7'10" max, 5'6" min (3.40m max, 2.40m min x 2.40m max, 1.70m min)



Havin double glazed double doors with side panels and Juliet Balcony 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 front, extractor fan, and radiator.

### Outside



Having an allocated parking space.

### Garage



Having an up and over door, and access door leading to the communal hall.

### 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 September 2025 the seller has informed us of the following information;

The estimated service charge is £2400 per annum.

The ground rent is £160 per annum.

The lease is 150 years from 2005.

### 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

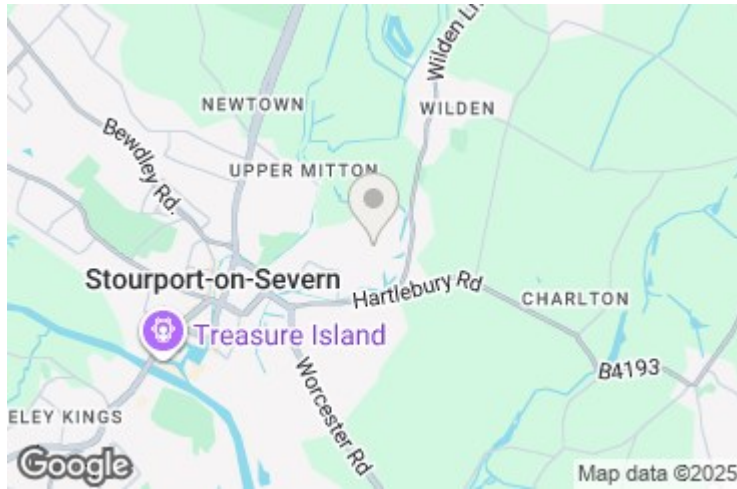
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be

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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.

**RF-050925-V1.0**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 