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









15 The Links, Stourport-On-Severn, DY13 9FP

We are delighted to offer For Sale this modern semi detached house built in 2023 by Taylor Wimpey on their popular Parsons Chain development. Situated close to Stourport on Severn Town Centre an early internal inspection is a must to avoid missing out. The accommodation comprises of a lounge, kitchen and utility WC to the ground floor, two bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, rear garden and driveway parking with an EV charging point.
Council Tax Band B.
Epc Band B.

Asking Price £230,000

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Entrance Door
Double glazed composite door opens into the reception hall.

Reception Hall
6'10" x 5'6" (2.10m x 1.7m)
Having door to the utility W/C, radiator, storage and walkthrough to the kitchen.

Kitchen
14'5" x 6'2" (4.4m x 1.9m)



Fitted with a range of wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated fridge freezer, dishwasher, wall mounted gas central heating boiler, inset lighting, double glazed window to the front, radiator and door to the lounge.

Utility / WC
7'6" x 5'6" (2.3m x 1.7m)



Having a base cabinet with complimentary work surface over, integrated washer dryer, wall mounted wash hand basin, WC, radiator, extractor fan and inset lighting.

Lounge
14'9" x 11'9" (4.5m x 3.6m)



Having, double glazed double doors with side panel to the rear, staircase to the first floor landing and a radiator.

First Floor Landing
8'2" x 4'3" (2.5m x 1.3m)
Having a double glazed window to the side, access to the loft space, radiator and doors to the bedrooms and bathroom.

Bedroom One
11'9" x 10'5" (3.6m x 3.2m)



Having a double glazed window to the rear and a radiator.

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Bedroom Two
11'9" x 10'2" max 7'6" min (3.6m x 3.1m max 2.3m min)



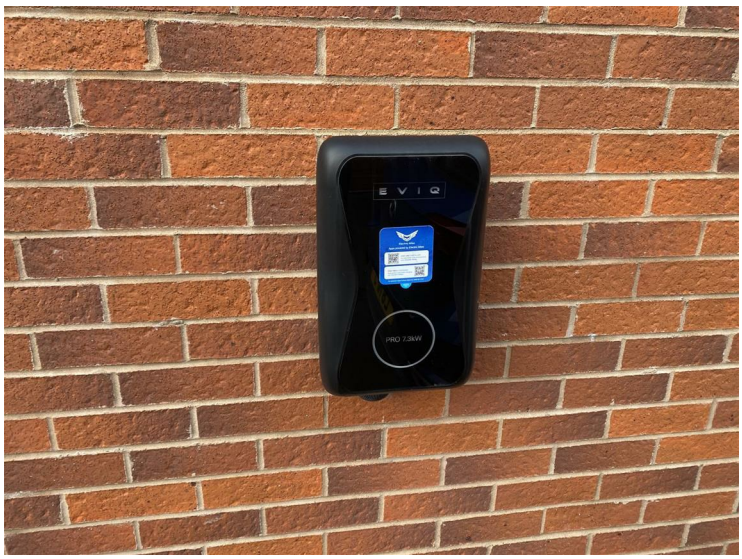
Having a double glazed window to the front and a radiator.

Bathroom
7'2" x 6'6" (2.2m x 2.0m)



Having a white suite comprising of a panel bath having a shower and screen over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, tile effect lino flooring, extractor fan and inset lighting.

Outside



Having a lawn area with pathway to the front entrance and a driveway to the side providing off road vehicular parking with the benefit of and E.V charging point.

Rear Garden



Having a patio area leading to the lawn with space for a shed and a gated access to the front.

Tenure - Not Verified
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.
Site Fees apply - approximately £180 per year.

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.

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.

Council Tax

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.

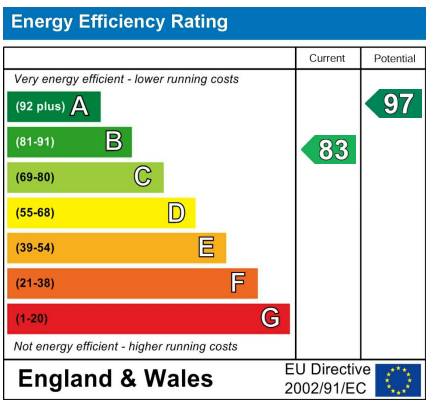
Disclaimer

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-12.11.2026-V1




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
83
97
England & Wales
EU Directive 2002/91/EC