Severn Estates
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8 Forge Court, St. Michaels Close, Stourport-On-Severn, DY13 8EA

This well-presented ground-floor apartment is offered with no upward chain and forms part of a popular development ideally placed for the town centre. With local shops, excellent transport links—including main road networks and bus stops—and the riverside and canal area, with its picturesque walks and parks, are all within easy reach. The accommodation briefly comprises a modern open-plan living area with an offset kitchen, bedroom and a bathroom.

Further benefits include double glazing, electric heating and allocated parking. An internal inspection is highly recommended to fully appreciate this apartment; call today to arrange your viewing and avoid missing out.

EPC band C.
Council tax band A.

Offers Around £125,000

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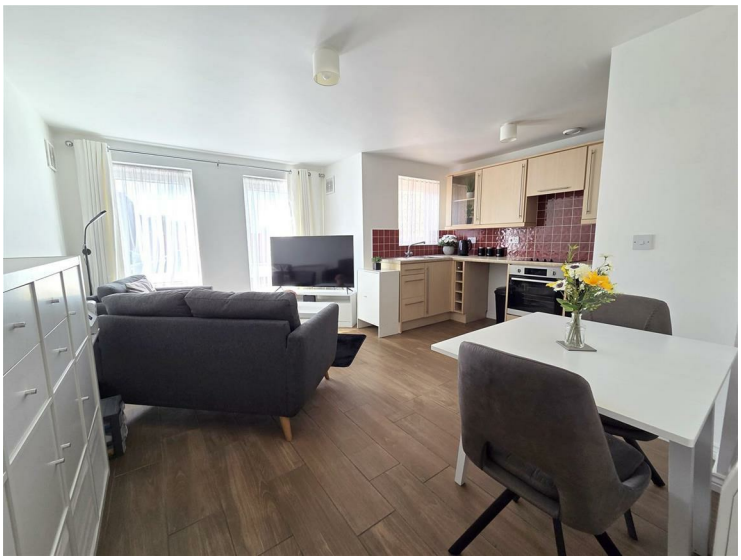
Communal Entrance
Entrance doors to the front, and rear car park, both open to the communal entrance hall with stairs rising to the floors above, with the apartment being located on the ground floor.

Apartment Entrance Door
Opening to the hall.

Hall
With doors to the open plan living area, bedroom, and bathroom, plus electric storage heater, airing and storage cupboards.

Open Plan Living



Living Area
17'8" x 9'10" (5.40m x 3.00m)

Having tiled flooring, two full length double glazed windows to the front, two electric storage heaters, and open plan to the kitchen area.

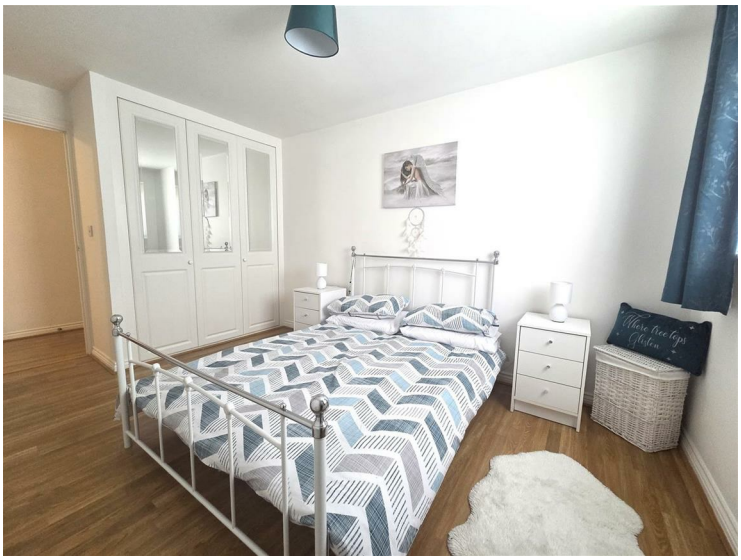
Kitchen Area
10'9" x 5'6" max (3.30m x 1.70m max)

Fitted with wall and base units with complementary worksurface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, space for domestic

appliance, plumbing for washing machine, tiled splash back, tiled flooring, and double glazed window to the front.

Bedroom
13'9" x 8'10" - inc. w/robes (4.20m x 2.70m - inc. w/robes)

Having a double glazed window to the front, electric heater, and fitted wardrobes.



Bathroom

Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, tiled flooring and part tiled walls.

Outside

Having an allocated parking space within the communal car park.

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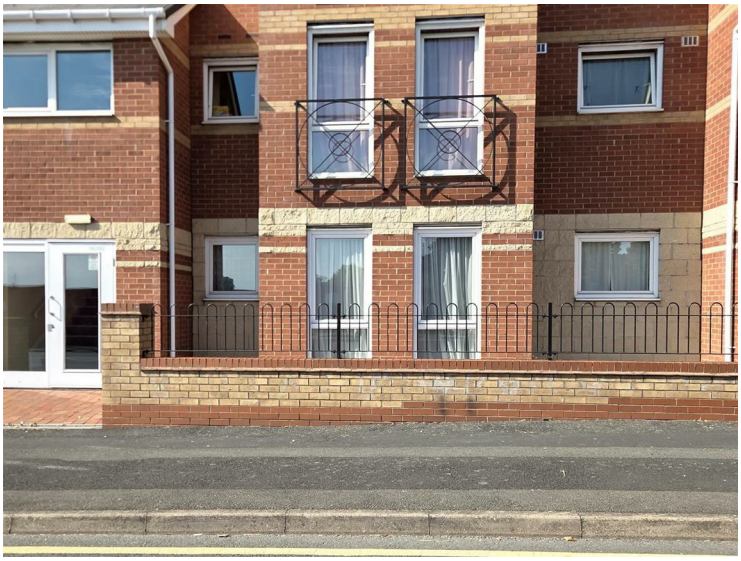
Forge Court



Council Tax
Wyre Forest District Council - Band A.

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.

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 August 2026 the seller has informed us of the following information;

The service charge is approximately £1350.00 per annum.
The ground rent is approximately £60.00 per 6 months.
The lease is 150 years from 2003

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 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.

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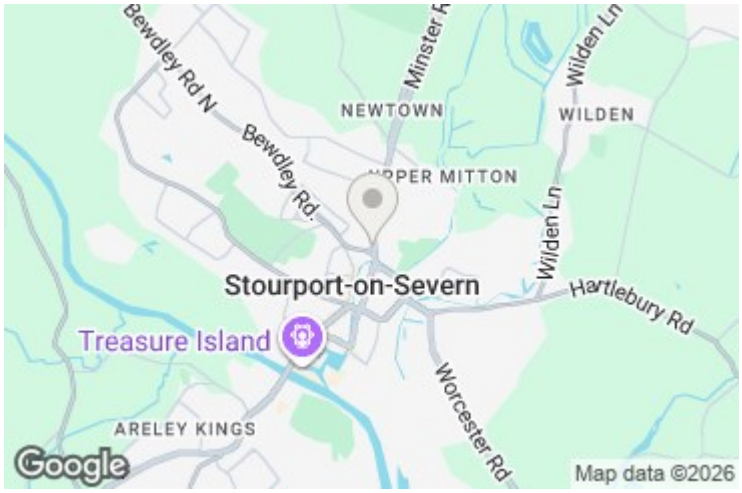
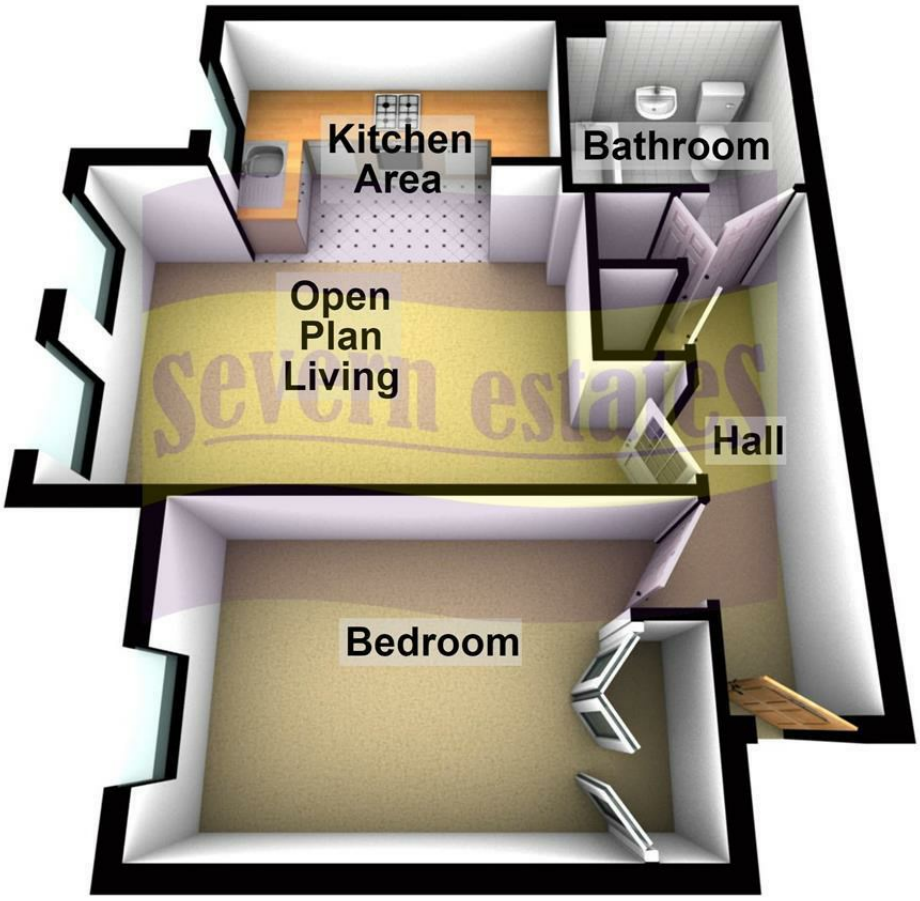
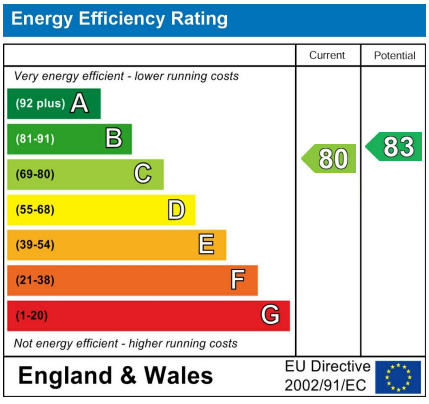


Forge Court


Kitchen Area
Bathroom
Open Plan Living
Hall
Bedroom
Severn estates


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
80
83
England & Wales
EU Directive 2002/91/EC