Severn Estates
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63 Severn Bank Park, Stourport-On-Severn, DY13 8DD

This well presented park home is located on the popular Severn Bank Park site which situated between the two popular towns of Stourport on Severn and Bewdley and sits amongst beautiful countryside and offers picturesque Riverside walks. The pleasant interior is spacious in its offering and briefly comprises a living room, dining room, kitchen plus utility, two bedrooms, occasional bedroom / hobby room, ensuite shower room and bathroom. Benefitting further from double glazing, gas central heating, parking and outside space. Book your viewing today to appreciate the property, its location and position on offer.
* Available as cash offers only and over 45's.

Council Tax - Band A.
EPC - Exempt.

Offers Around £195,000

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Entrance Door
Approached via an open porch and opening to the hall.

Hall
Having a radiator, and doors to the living room, kitchen, bedrooms one and two, bathroom, and the occasional bedroom / hobby room. Plus a radiator, coving to the ceiling, and cupboard.

Living Room
16'8" x 10'9" (5.10m x 3.30m)

Having a double glazed window, sliding patio door, electric fire with surround, coving to the ceiling, radiator, and walkthrough to the dining room.

Dining Room
8'10" x 7'6" (2.70m x 2.30m)

Having a double glazed window, radiator, coving to the ceiling and door to the kitchen.

Kitchen
13'1" x 9'2" max, 6'10" min (4.00m x 2.80m max, 2.10m min)

Fitted with wall and base units having a complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, tiled splash backs, breakfast bar with radiator beneath, space for domestic appliance, double glazed window, coving to the ceiling, cupboard, door to the hall, and utility.

Bedroom One

10'5" x 9'2" (3.20m x 2.80m)

Having a double glazed window, radiator, coving to the ceiling, walk-in wardrobe and door to the ensuite shower room.

Utility

Fitted with base units having a complementary worksurface over, plumbing for washing machine, space for under counter appliance, radiator, coving to the ceiling, cupboard, and door to the outside.

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Ensuite Shower Room

Fitted with a shower enclosure with panelled surround, pedestal wash basin, w/c, radiator, coving to the ceiling, and double glazed window.

Bedroom Two

12'5" max, 10'2" min x 9'2" (3.80m max, 3.10m min x 2.80m)

Having a fitted wardrobes with over head bed units, coving to the ceiling, radiator, and double glazed window.

Occasional Bedroom / Hobby Room

6'10" x 5'10" (2.10m x 1.80m)

A versatile room that would serve as an office, hobby room, or occasional bedroom due to its limited size. Having a double glazed window, radiator, and coving to the ceiling.

Bathroom

Fitted with a bath having a tiled surround, w/c, wash basin set to base unit, coving to the ceiling, and radiator.

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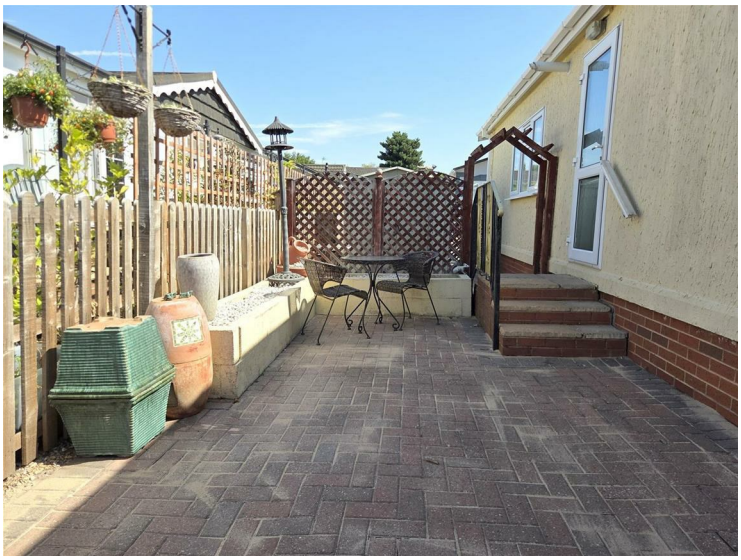
Outside



Agents Note

When purchasing a park home we recommend taking advice from a solicitor or another professional - independent from the seller or site owner due to the obligations required by both seller and buyer. There are often specific requirements to purchase a property of this type along with site rules and regulations, include service charges and commission payable to the site owners on sale.

Intending purchasers should satisfy themselves about any such requirements including specific restrictions on occupancy and residential use of the home, along with payable charges.

Property Transfer

The sale of the Park Home will comply with the transfer in accordance to the Mobile Homes Act 1983, recently amended in 2013. The Transfer should be as per the current Legislation, this being as per the Fact Sheet dated July 2013, having been prepared by the Department for Communities and Local Government, entitled "Buying a Park Home". The document may be down-loaded from www.gov.uk/park-homes-guidance. Alternatively please copy the following link in to your web browser for direct access to it - https://www.gov.uk/government/uploads/system/uploads/attachme _factsheet.pdf - Should you not have access to the internet, a copy can be posted on request. The key legislation governing the selling and gifting of park homes is contained in Chapter 2 of Part 1 of Schedule 1 to the Mobile Homes Act (as amended) and in the Mobile Homes (Selling and Gifting) (England) Regulations 2013.

Council Tax

Wyre Forest DC - Band A.

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.

As of August 2026 the seller has informed us of the following information;
Ground rent £209.63 per month.

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.

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.

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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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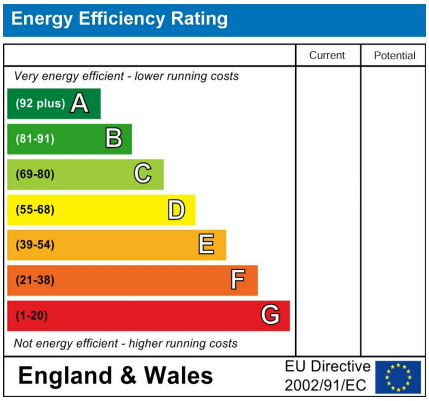
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