



3 Muirfield Haven, Stourport On Severn, Worcestershire, DY13 8DL

We are delighted to offer For Sale this modern style apartment situated within the boundary of Stourport On Severn Town Centre and is within walking distance of all the amenities at hand. The accommodation situated on the first floor comprises of an open plan lounge / kitchen, two bedrooms and shower room. The property benefits further from an electric heating system, double glazing and off road parking. (New lease in the process of being drafted and will be in place before completion) Available with No Upward Chain.

EPC Band C.
 Council Tax Band B

Offers Around £129,950

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

Having a staircase to the first floor and opens to the lounge area.

Lounge

20'0" max 14'9" min x 16'4" max 8'10" min (6.1m max 4.5m min x 5.0m max 2.7m min)



Having a double glazed window to the front, double glazed window and side panels with Juliette balcony, storage cupboard with water heater, electric heater, door to the inner hallway and access to the kitchen area.

Kitchen Area

7'6" max 5'10" min x 6'6" max (2.3m max 1.8m min x 2.0m max)



Fitted with a range of wall and base cabinets with wood effect doors and marble effect worksurface over, single drainer sink unit with mixer tap, built in oven and electric hob with extractor over, part tiled walls and tiled flooring,

Inner Hallway

Having doors to the bedrooms and shower room.

Bedroom One

11'1" 7'10" (3.4m 2.4m)



Having double glazed window to the side, double glazed velux window and electric heater.

Bedroom Two

11'1" x 8'6" (3.4m x 2.6m)



Having a double glazed window to the side, double glazed velux and electric heater.

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Shower Room

5'10" x 5'2" (1.8m x 1.6m)



Fitted with a white suite comprising of a shower cubicle with wall mounted shower, pedestal wash hand basin, W/C, heated towel rail, tiled flooring and part tiled walls.

Parking

Allocated space.

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.

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.

Council Tax

Wyre Forest District Council Band B.

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 MISDESCRIPTONS 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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