



#### 4 The Tontine, Stourport-On-Severn, Worcestershire, DY13 9EN

This stylish and charming property is situated within this beautifully converted Grade II\* listed building known as 'The Tontine' it offers stunning views of the River Severn and the connecting canal wharf. Ideally located to give easy access to the Town Centre and its amenities including a variety of shops, bus links, road networks plus canal and riverside walks on your doorstep. The characterful accommodation is set over four floors and briefly comprises of a living room to the ground floor, basement kitchen diner, bedroom and bathroom to the first floor and a bedroom with ensuite shower room to the second floor. Benefiting further from two allocated parking spaces. A visit to the property is a must to fully appreciate the property and its location on offer, available with No Upward Chain.

EPC Band TBC.  
Council Tax Band D.

**Offers Around £269,950**

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### Entrance Door



Opening to the hall.

### Hall

With doors leading to the inner hall, and living room.

### Living Room

15'8" x 14'9" max, 11'1" min (4.80m x 4.50m max, 3.40m min)



Having a single glazed window to the front with internal wooden shutters, feature log burners, and electric radiator.

### Living Room Log Burner



### Inner Hall

With stairs rising to the first floor landing, single glazed window to the side, and door with steps leading to the basement kitchen diner.

### Basement Kitchen

21'3" x 15'1" max, 14'1" min (6.50m x 4.60m max, 4.30m min)



Steps lead to the spacious kitchen diner, having a range of base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, integrated dishwasher, and washing machine, tiled splash, tiled flooring, electric radiator, built in window seat, and single glazed light well.

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### First Floor Landing

With doors to the bathroom, and bedroom two, stairs rising to the second floor, and a single glazed window to the side.

### First Floor Side View



### Bedroom Two

15'8" max, 9'10" min x 12'1" (4.80m max, 3.00m min x 3.70m)



Having a single glazed window to the front, ornate fireplace, electric radiator, and storage cupboards.

### Bedroom Two View



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### Bathroom



Fitted with a suite comprising a bath with tiled surround plus shower and folding screen over, wash basin set to base unit, and w/c.

### Second Floor Landing



With a single glazed window to the side, and door to bedroom one.

### Bedroom One

19'0" max, 12'1" min x 15'5" (5.80m max, 3.70m min x 4.70m)



With a single glazed window to the front, ornate fireplace, storage, and airing cupboard, electric radiator, and door to the ensuite shower room.



### Ensuite Shower Room

Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, and extractor fan.

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### The Tontine



### Local Area



### Outside



Having two allocated parking spaces.



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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-250925-V1.0



### Agents Note

Please be advised the property is part of a Grade II\* listed building. For further information please visit the Historic England website and use list entry number: '1292639'.

### Council Tax

Wyre Forest DC - Band D.

### 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.

### 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.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

We have been advised by the seller there is an annual service charge at approximately £350.00, we advise all interested parties to obtain verification through their solicitor.

### 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.

### Fixtures & Fittings

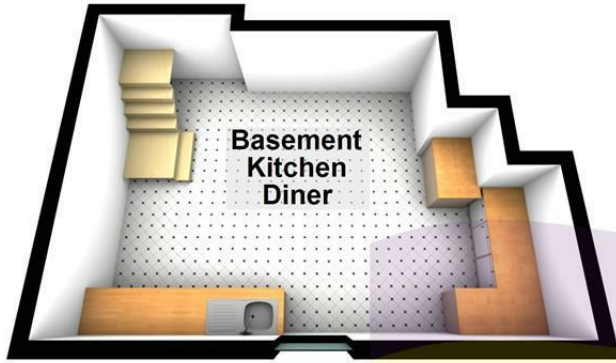
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### Disclaimer

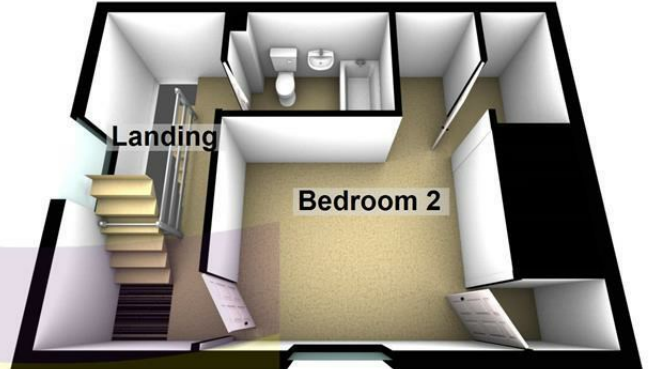
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or

**Basement**

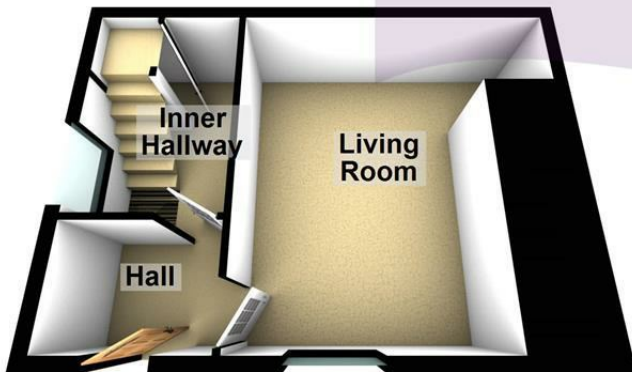


**First Floor**



severn estates

**Ground Floor**



**Second Floor**



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