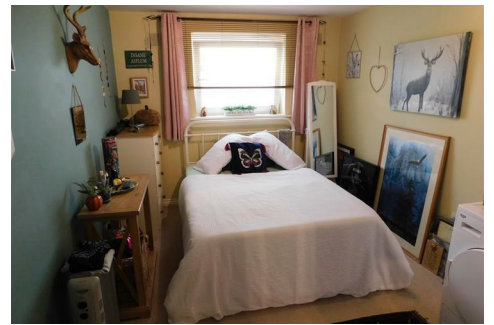




17, Forge Court St. Michaels Close, Stourport-On-Severn, DY13 8EA

We are delighted to offer For Sale this modern first floor apartment built by Messrs George Wimpey circa 2003 and is situated just off St Michaels Close, being ideally situated for the local amenities of Stourport Town Centre and the main road networks. The accommodation on offer has been well cared for and briefly comprises an open plan living and kitchen area, bedroom with built in wardrobe and shower room. The property benefits further from double glazing, electric heating and allocated parking. The property is currently rented out at a monthly rental of £640pcm.

Council Tax Band A.
 EPC band C.

Offers Around £115,000

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Communal Entrance

Entrance Door

Opens into the reception hall.

Reception Hall

Having a storage heater, doors to open plan living room, bedroom, bathroom, storage cupboard and airing cupboard.

Open Plan Living Room

18'0" max x 10'2" (5.5m max x 3.1m)



Having two double glazed windows to the front, storage heater and access to the kitchen area.

Kitchen Area

11'1" x 8'2" (3.4m x 2.5m)



Fitted with wall and base cabinets with wood effect work surface over, single drainer sink unit with mixer tap, built in oven and electric hob, plumbing for washing machine, extractor fan, laminate flooring, part tiled walls and double glazed window to the front.

Bedroom

14'5" x 9'2" (4.4m x 2.8m)



Having a double glazed window to the front and fitted wardrobes with folding part mirror doors.

Shower Room

11'1" x 8'2" (3.4m x 2.5m)



Fitted with a white suite comprising of a shower cubicle with shower and screen, pedestal wash hand basin, W/C, part tiled walls, electric heater and extractor fan.

Outside

Allocated parking 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 / 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

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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 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.

Council Tax

Wyre Forest District Council Band A.

RP-08/05/2026-V1



