



## The Boathouse, 14 Parkes Quay, Stourport-On-Severn, DY13 9HJ

We are delighted to offer For Sale this unique canal-side Georgian property with 60ft mooring available beside the house on the Staffordshire & Worcestershire Canal, within the Georgian riverside town of Stourport-on-Severn in a quiet private cul-de-sac. This, and the neighbouring properties overlooking the canal, were converted in 1998 from a former boat maintenance workshop and it offers reverse level accommodation comprising of two bedrooms and bathroom to the ground floor, open plan living area and kitchen to the first floor. The property has a full gas central heating system which can be operated remotely, parking for two cars to the front and garden area to the rear. The current owner leases a discounted 'garden mooring' right next to the house. The buyers will need to make their own application to the Canal and River Trust (for mooring up to 60ft) available to Parkes Quay residents only which is straight forward. Available with No Upward Chain.

Council Tax Band D.

EPC Band C.

**Offers Around £239,950**

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## Entrance Porch

Having a door opening in.

## Entrance Door

Further entrance door gives access to the reception hall.

## Reception Hall

Having a staircase rising to the first floor accommodation, doors to the bedrooms and bathroom.

## Bedroom One

14'1" x 9'6" max (4.3m x 2.9m max)



Having a window to the side looking straight out on to the canal, fitted wardrobes, enclosed shower cubicle with electric shower, quality laminate wood flooring and a radiator.

## Bedroom One



## Bedroom Two

8'10" x 6'10" (2.7m x 2.1m)



Having a window to the front, quality laminate wood flooring and a radiator.

## Bathroom

9'10" max x 5'6" (3.0m max x 1.7m)



Fitted with a white suite comprising a panel bath, wash hand basin set to a worksurface and W/C part-tiled and tongue-and-groove cladding to the walls, tiled flooring, heated towel rail and built in understairs storage cupboard.

## Staircase

Leads up to the open plan living area.

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## Open Plan Living Area

23'11" x 14'5" (7.3m x 4.4m)



Having high vaulted ceilings with wooden beams and opening skylights.

## Lounge Area



Having two feature arch windows to the front with a further arch window to the side with views over the canal, centre lights, wall lights, opening skylight window, stained wood flooring and walkthrough to the kitchen area.

## Kitchen Area



Having wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob, plumbing for a washing machine, part tiled walls, stained wooden floorboards and a opening skylight window.

## Outside

The property is situated at the head of Parkes Quay and is set behind stone-gravel garden and also having the benefit of a tarmac driveway providing off-road parking for two cars.

## Rear Garden



There is a garden area to the rear of the property which currently can only be accessed via the jetty to the side of the property. Please see the photographs supplied by the vendor.

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## View



## View



## Artists Impression



## Drone Footage

[https://1drv.ms/v/c/c2dfb6a0d26e31de/IQBsqCN8Wi0IRb3uU9PazPAX-E2Lyw90MyJpkMQP\\_BD4U?e=ghebrl](https://1drv.ms/v/c/c2dfb6a0d26e31de/IQBsqCN8Wi0IRb3uU9PazPAX-E2Lyw90MyJpkMQP_BD4U?e=ghebrl)  
Supplied by the vendor.

## Grade II Listing

The property is jointly statutory listed along with numbers 11 and 12 Parkes Quay under list entry number 1209471 whereby

the historic England list entry name is recorded as "Former Canal Maintenance Yard Workshop"

## Tenure

The property is freehold however there is a service charge to cover the maintenance of the road and communal area's. This is managed by Parkes Quay Management Services Ltd (jointly owned by all the residents). Currently £300.00 PA  
This information has been confirmed by the Vendors.

## Council Tax

Wyre Forest District Council Band D.

## Agents Note

The access to the rear garden is via a jetty platform to the side of the property. Whilst the vendor uses the platform regularly, the vendor advises that you access with caution due to health & safety reasons. If you choose to access via this route, then it is entirely at your own risk and the Vendor and Severn Estates cannot accept responsibility for using it.

The land can be accessed via the car park in Parkes Passage by arrangement with the vendor.

## Agents Note

The vendor has made us aware that while standard letting of the property can be possible, holiday lettings are prohibited. The property currently has the unique use of the mooring to the side of the property. This is leased from the Canal & River trust and not included within the sale of the property. Any purchaser interested in continuing with this mooring arrangement can simply do so direct to the Canal & River trust.

## 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.

## 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

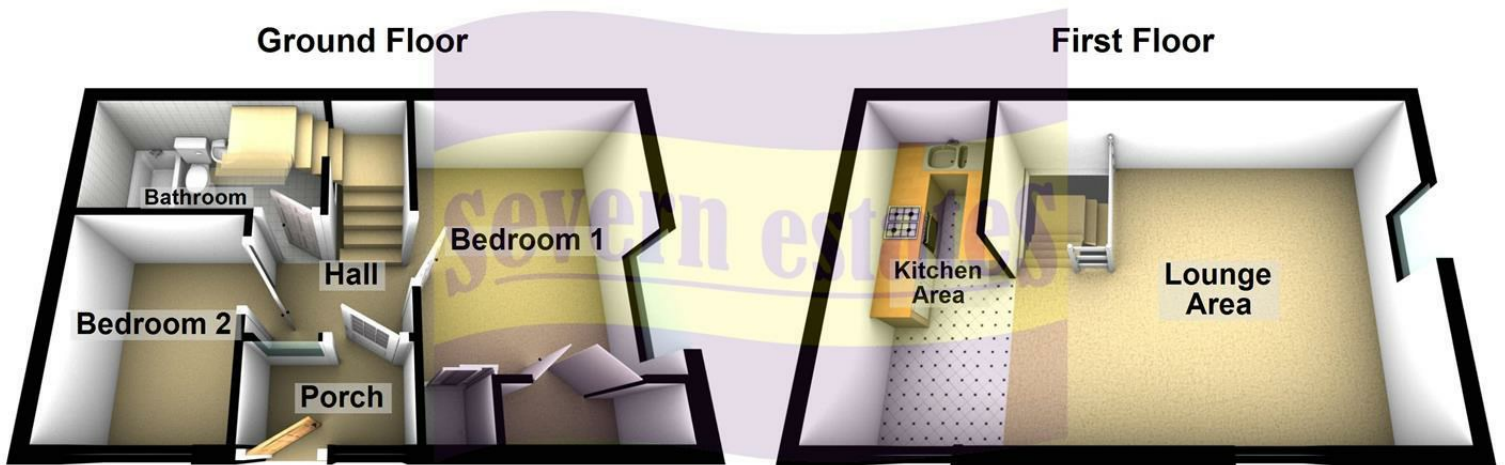
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RP-10/03/2026-V1

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	