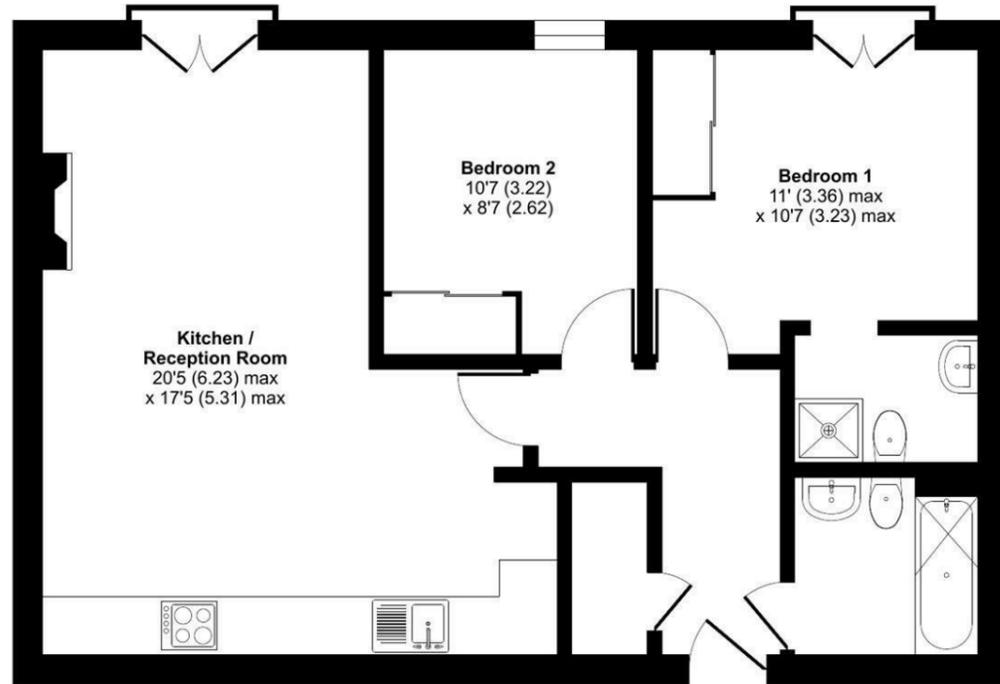


FOR SALE

Flat 22, Severn View Larch Way, Stourport-On-Severn, DY13 9FE



Approximate Area = 647 sq ft / 60.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2026. Produced for Halls. REF: 1405532



FOR SALE

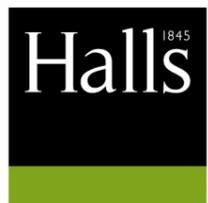
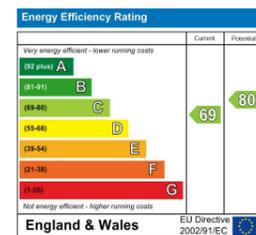
Offers in the region of £149,995

Flat 22, Severn View Larch Way, Stourport-On-Severn, DY13 9FE

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



A modern second floor apartment, built in 2011 within the attractive 'Waters Edge' development by Barratt Homes, centrally located in historic Stourport and benefiting from an allocated parking space.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Modern second-floor apartment within the popular Waters Edge development
- Two well-proportioned bedrooms, including en-suite to the master bedroom
- Open-plan living kitchen with Juliet balcony
- Attractive waterside views towards the basin
- Secure communal entrance and allocated parking space

#### DESCRIPTION

Halls are delighted with instructions to offer Severn View for sale by Private Treaty. A two-bedroom apartment enjoying waterside views towards the basin, centrally located in Stourport town centre and within easy reach of local amenities and the River Severn.

#### SITUATION

The property occupies a convenient position within the popular Stourport-on-Severn area, well placed for access to a wide range of everyday amenities, including shops, cafés and leisure facilities.

The picturesque banks of the River Severn and surrounding countryside are close at hand, offering attractive walks and outdoor pursuits.

The location also provides good access to neighbouring towns such as Kidderminster, together with road links to the wider Wyre Forest area and beyond, making it suitable for both commuters and those seeking a convenient lifestyle setting.

#### W3W

///cheer.expect.safely

#### DIRECTIONS

From the agents office on the Franche Road, head towards the Stourport Rd/A451, Continue to follow A451, A451 turns slightly left and becomes Gilgal/A4025, Slight right onto Mitton St/A4025, Continue on Severn Rd, Turn right onto Waters Edge, you will find the property on the right hand side.

#### SCHOOLING

The area is well served by a range of local primary and secondary schools, including Stourport Primary Academy and The Stourport High School & Sixth Form Centre, together with further options in the wider Wyre Forest area.

#### THE PROPERTY

The property is approached via a secure communal entrance hall with staircase access leading to the second floor.

The apartment itself is entered into a reception hall, which benefits from a built-in airing cupboard and provides access to the principal accommodation.

The combined living kitchen is a generous and versatile space, fitted with a range of wall and base units with roll-edge work surfaces, incorporating a stainless steel sink unit, inset electric hob and built-in electric oven. The room is heated by two Dimplex electric panel heaters and enjoys French doors with a Juliet balcony guard.

Bedroom one features a fitted wardrobe, Dimplex electric panel heater and a window overlooking the attractive waterscape.

The en-suite shower room is fitted with a low-level WC, pedestal wash hand basin, enclosed shower cubicle with mixer shower and a ladder-style electric towel radiator.

Bedroom two benefits from a Dimplex electric panel heater and fitted wardrobes.

The bathroom is fitted with a low-level WC, pedestal wash hand basin and a panelled bath, together with an electric towel radiator.

#### OUTSIDE

The property benefits from an allocated parking space opposite the property entrance.

#### SERVICES

We understand that the property benefits from mains water, electricity and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

#### TENURE

The property is offered for sale Leasehold with vacant possession upon completion.

#### LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

#### COUNCIL TAX

Council Tax Band B

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP