



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

This well presented second floor apartment boasts the advantage of a balcony and is situated on the popular 'Waters Edge' development built by Messrs. Barratt Homes. The development offers a quiet yet convenient location within walking distance to the town centre with a variety of shops, supermarkets, doctors, pharmacies and cafes, plus easy access to the main road networks and the Canal & Riverside area with picturesque walks and park.

The internal accommodation is well presented and briefly comprises a hall, modern open plan living, two bedrooms, ensuite shower room, and a bathroom. Benefiting further from allocated parking, electric heaters, balcony, and double glazing. Book your viewing today to avoid missing out on this delightful apartment.

EPC Band TBC.
Council Tax Band B.

Offers Around £179,950

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Communal Entrance

Communal entrance door opens to the communal hall with a staircase rising to the floors above with this apartment located on the second floor.

Entrance Door

Opening to the hall.

Hall

Having a secure intercom system, electric radiator, storage/airing cupboard, and doors to the open plan living area, bathroom, and both bedrooms.

Open Plan Living

20'4" x 8'6" max, 8'10" min (6.20m x 2.60m max, 2.70m min)



Modern open plan layout but offering designated lounge, dining, and kitchen area.

Lounge Area



With double glazed double doors with side panel opening to the balcony.

Balcony



With glazed side panels and over looking the basin.

Dining Area



Having a wall mounted electric heater.



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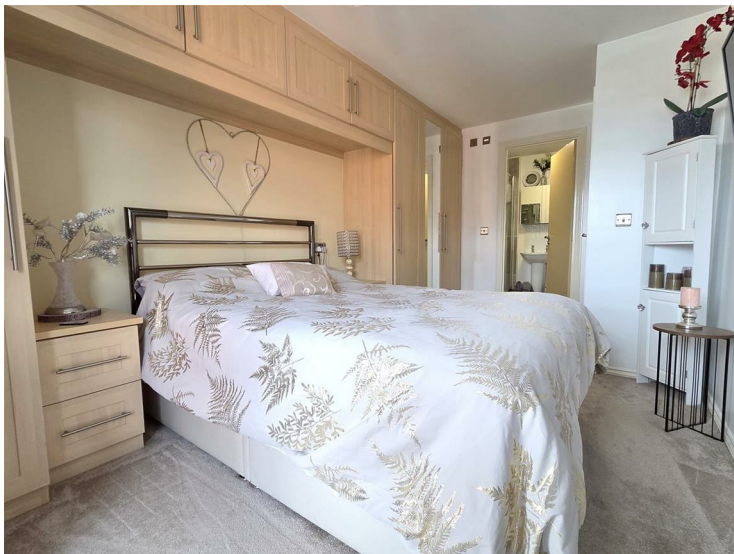
Kitchen Area



Fitted with wall and base units with complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, plumbing washing machine and domestic appliance, space for domestic appliance.

Bedroom One

14'5" max x 8'6" max (4.40m max x 2.60m max)



Having a full length double glazed window over looking the basin, fitted wardrobes with over head bed units, electric radiator, and door to the ensuite shower room.



Outlook



Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, and heated towel rail.

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Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)



Having a full length double glazed window over looking the basin, fitted wardrobe, and electric radiator.

Bathroom



Fitted with a white suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, part tiled walls, tiled flooring, and heated towel rail.

Outside



Having an allocated parking space.

Waters Edge



Council Tax

Wyre Forest DC - Band B.

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.

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.

As of June 2026 the seller has informed us of the following information;

The service charge is £1,699.32 (Mar '26 - Mar '27)

The ground rent is £386 per annum

The lease is 150 years from 2005 (details to be confirmed)

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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.

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.

Disclaimer

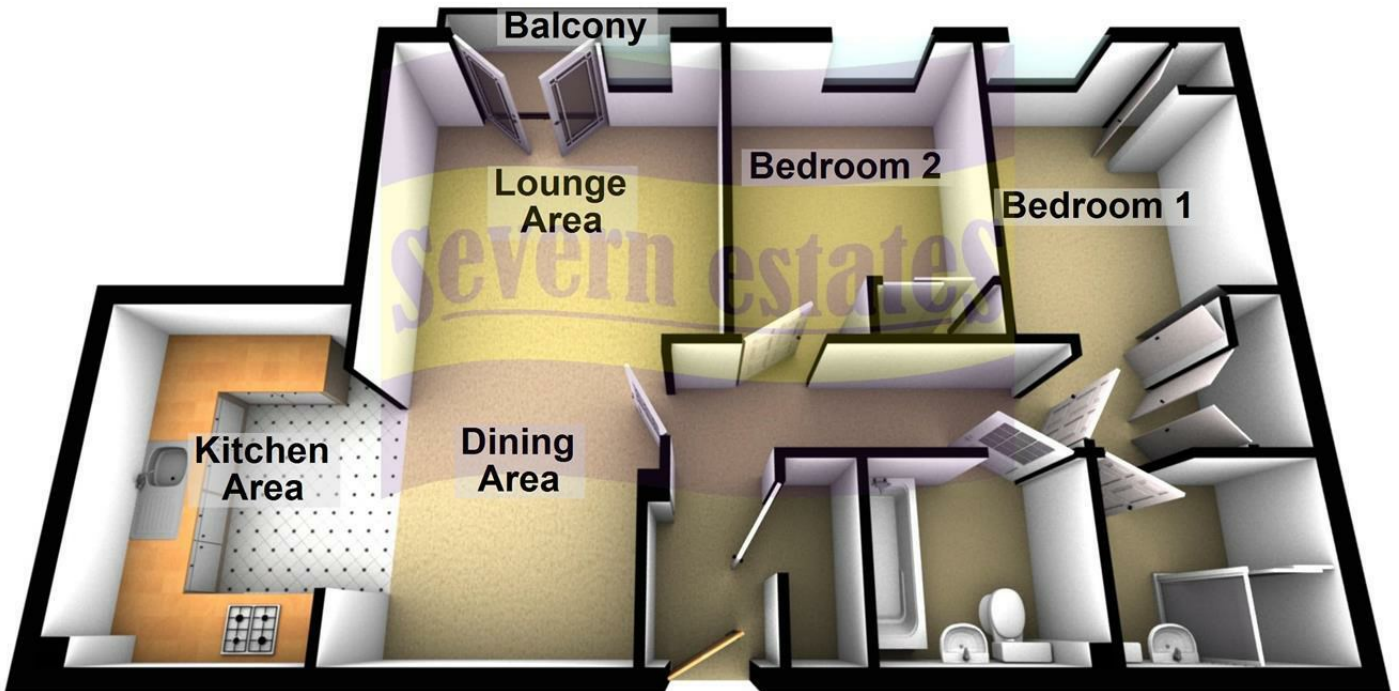
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF-060626-V1.0



Severn View



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