



**6 Larch Way,
Stourport-on-
Severn,
Worcestershire,
DY13 9DU**

**Offers In The
Region Of £230,000**



**WALTON
&
HIPKISS**

6 Larch Way
Stourport-on-Severn
DY13 9DU



Full Description

A beautifully presented and contemporary three-bedroom townhouse, ideally positioned within the popular town of Stourport-on-Severn. Offering spacious and versatile accommodation throughout, this impressive home features three generous double bedrooms, a stylish dining kitchen, dedicated study, principal bedroom with en-suite shower room, landscaped rear garden, and two allocated parking spaces.

Perfectly suited to first-time buyers, families, or professionals, this modern home combines comfort, convenience, and low-maintenance living in a desirable location. With excellent access to local amenities, transport links, and the wider Worcestershire area, this townhouse presents an excellent opportunity for those looking to enjoy everything Stourport-on-Severn has to offer.

Please note: The property is leasehold.

Lease Length: 2155
Service Charge: £140.00 every 6 months
Ground Rent: £540.00 per year

EPC Rating: C
Council Tax Band: D
Local Authority: Wyre Forest

Kitchen/ Diner

The modern kitchen diner provides a bright and spacious hub of the home, featuring a sleek contemporary design with light cabinetry, contrasting dark work surfaces, and integrated appliances including a built-in oven, stainless steel extractor hood, dishwasher, and tall fridge freezer. The generous dining area offers ample space for a table and chairs, while French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the space.

Study

The study provides a practical and peaceful workspace, ideal for those working from home. Finished with neutral décor and soft carpeting, the room benefits from natural light through a window, while the uncluttered layout creates a comfortable and focused environment.

Lounge

The lounge is a warm and inviting reception room, featuring a neutral carpeted floor and tasteful décor throughout. Complemented by soft lighting and an abundance of natural light from the patio doors opening onto the outside space. Finished with subtle wallpaper and neutral tones,

this comfortable room offers the perfect setting for relaxing or entertaining guests.

Bedroom 1

The principal bedroom provides a comfortable and peaceful retreat, offering ample space for a double bed and additional bedroom furniture. Benefitting from two windows dressed with blinds and curtains, the room enjoys an abundance of natural light, while the soft carpeting adds warmth and comfort. The room is further enhanced by the convenience of a private en-suite shower room.

En-Suite Shower Room

The en-suite shower room is a contemporary and practical addition, fitted with a corner shower enclosure, pedestal wash hand basin, and close-coupled WC. Finished with neutral tiling and complementary flooring, the room provides a fresh and modern feel while maintaining a functional layout.

Bedroom 2

A bright and welcoming double bedroom offering a comfortable and relaxing retreat. The room benefits from a large window, fitted with a roller blind, allowing plenty of natural light to enhance the neutral décor and soft carpeting. With ample space for a double bed and additional furnishings, this versatile room provides a calm and restful environment.

Bedroom 3

42'8" (max) x 29'6" (max)

The bedroom offers a comfortable and inviting space, with ample room for a double bed and additional furniture. A large window, fitted with a roller blind, allows plenty of natural light to fill the room, while the neutral décor and soft carpeting create a calm and relaxing atmosphere.

Bathroom

The family bathroom is a bright and well-appointed space, fitted with a modern white suite comprising a panelled bath with glass shower screen and overhead shower, pedestal wash hand basin, and close-coupled WC. Contemporary tiled walls complement the neutral décor, while practical flooring completes this stylish and functional room, ideal for everyday family use.

WC

The convenient downstairs cloakroom provides a practical addition to the home, fitted with a close-coupled WC and pedestal wash hand basin. Finished in neutral tones with clean white walls, this bright and well-presented space offers a useful facility for both residents and guests.

Rear Garden

The rear garden has been thoughtfully designed to provide a



low-maintenance and private outdoor retreat, combining a paved patio area with artificial lawn for ease of upkeep. Enclosed by wooden fencing, the garden offers the perfect setting for outdoor seating, dining, and entertaining, providing a pleasant space to relax and enjoy throughout the year.

Front Exterior

The property forms part of an attractive modern development, featuring a well-maintained white rendered exterior complemented by large windows and select balcony spaces. Set within beautifully landscaped communal grounds, the development benefits from peaceful water features and thoughtfully designed walkways, enhancing the overall appeal and creating an inviting environment for residents.

Waterfront Views

The property enjoys picturesque views across a tranquil water feature, with a charming wooden jetty extending into the calm waters and a beautifully maintained promenade beyond. Surrounded by contemporary apartment buildings, the setting creates a peaceful and scenic outlook, perfect for enjoying relaxing walks and the natural surroundings.

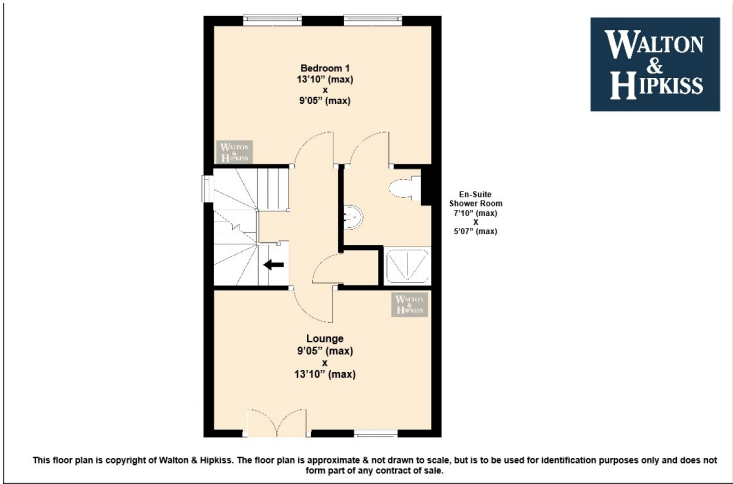
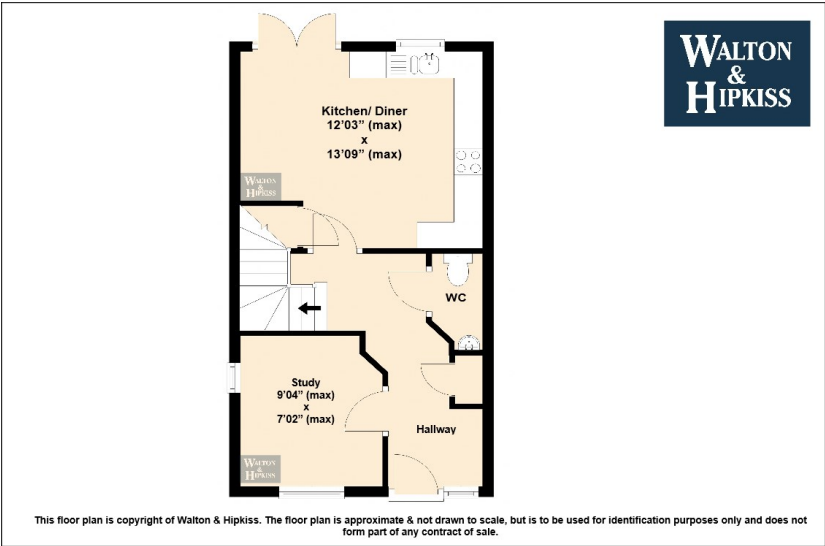
Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

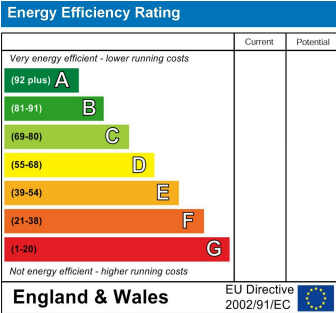
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.





IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating:
Council Tax Band: D



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