Since 1971
Andrew Grant



21 Severn Bank Park



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Stourport-on-Severn, DY13 8DD

Enjoy a peaceful riverside park setting in this two-bedroom detached park home, occupying a corner plot with a larger garden and off-road parking.

2 Bedrooms | 1 Bathroom | 2 Receptions | Corner Plot

Occupying a corner position within Severn Bank Park, this detached residential park home offers single-storey accommodation with scope for updating to individual tastes. The living room opens into a separate dining area, while the kitchen connects to a useful utility room. Two bedrooms, both with fitted wardrobes, are served by a shower room. Outside, the larger corner garden includes a paved seating area and established planting, with off-road parking alongside the property. The park enjoys an attractive setting close to the River Severn and surrounding countryside.

699 sq ft (64.9 sq m)

Pitch Agreement

The living accommodation

The kitchen has a practical arrangement of fitted cupboards and worktops, with a window overlooking the outside space. A freestanding fridge and dishwasher are included in the sale, while the room offers scope for cosmetic updating to suit a new owner's preferences.

The living room is a particularly spacious reception area, with multiple windows bringing daylight into the room and a fireplace providing a focal point. Its open connection to the dining area creates an appealing arrangement for both relaxing and entertaining.

An archway connects the dining area to the living room, allowing the two spaces to be enjoyed together while retaining distinct places for seating and dining. A front-facing window and the room's proportions provide flexibility for different dining arrangements.

The separate utility room provides additional cupboards, a worktop and space for laundry appliances, keeping household tasks away from the main kitchen. The washing machine and standalone freezer are included in the sale, adding to the practical facilities.












SAMSUNG

The bedrooms and bathroom

The primary bedroom benefits from a wide window and fitted wardrobes extending along one wall, providing useful clothes storage without occupying additional floor space. Its proportions allow for a double bed and accompanying bedroom furniture.

The second bedroom also features fitted wardrobes and a window bringing in natural light. It offers flexibility as a guest bedroom, hobby room or home office, depending on the buyer's requirements.

The shower room is fitted with a shower enclosure, washbasin and WC, complemented by tiled wall finishes and a window for natural ventilation. The existing arrangement offers scope for modernisation.











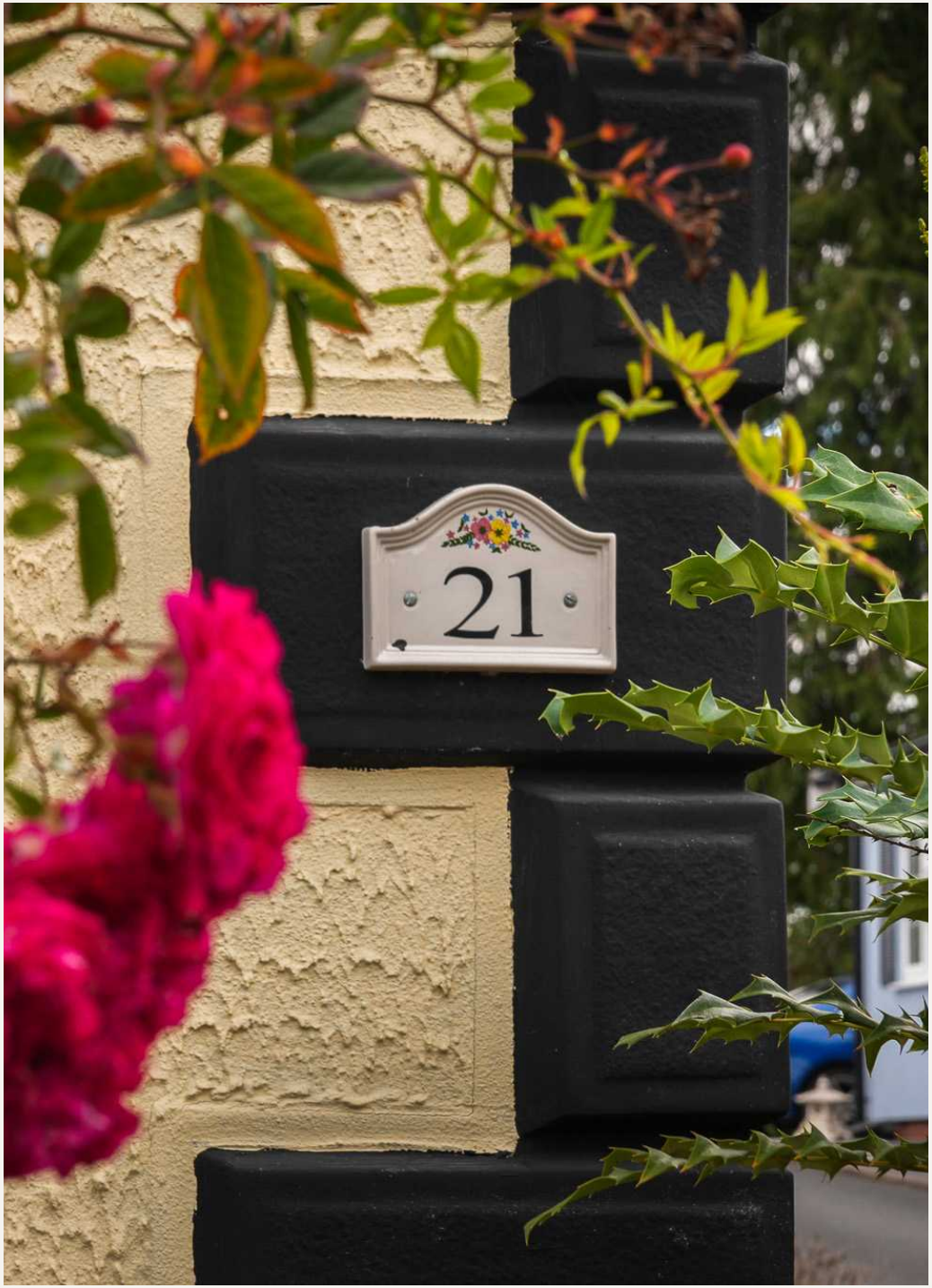
The garden and parking

The garden enjoys a larger corner plot, with established planting and a paved seating area providing space for outdoor dining and relaxation. The surrounding greenery creates an attractive setting, with opportunities for buyers to make the outside space their own.

Off-road parking is available alongside the property, providing convenient access to the home. The corner position offers additional outside space compared with other plots within the development.






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Location

Severn Bank Park occupies a sheltered riverside setting at Blackstone, between Stourport-on-Severn and Bewdley. Surrounded by countryside and woodland, this established residential park enjoys a peaceful position beside the River Severn.

Stourport-on-Severn offers supermarkets, independent shops, cafés, restaurants and everyday amenities, while historic Bewdley provides further shopping and dining opportunities.

Local educational facilities include Lickhill Primary School and St Wulstan's Catholic Primary School, with secondary education available at The Bewdley School and Stourport High School and Sixth Form College.

The nearby B4195 provides road connections towards Stourport, Bewdley and Kidderminster, with onward access to Worcester and the wider motorway network. Kidderminster railway station offers mainline rail services.

The surrounding Severn Valley is particularly appealing for outdoor pursuits, with riverside walks, fishing and boating opportunities. Wyre Forest offers extensive woodland trails, while Stourport's canal basin and Riverside Meadows provide further attractions.



Services

The property benefits from mains gas, electricity and water. Drainage is supplied by a communal septic tank.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band A

Agent Note

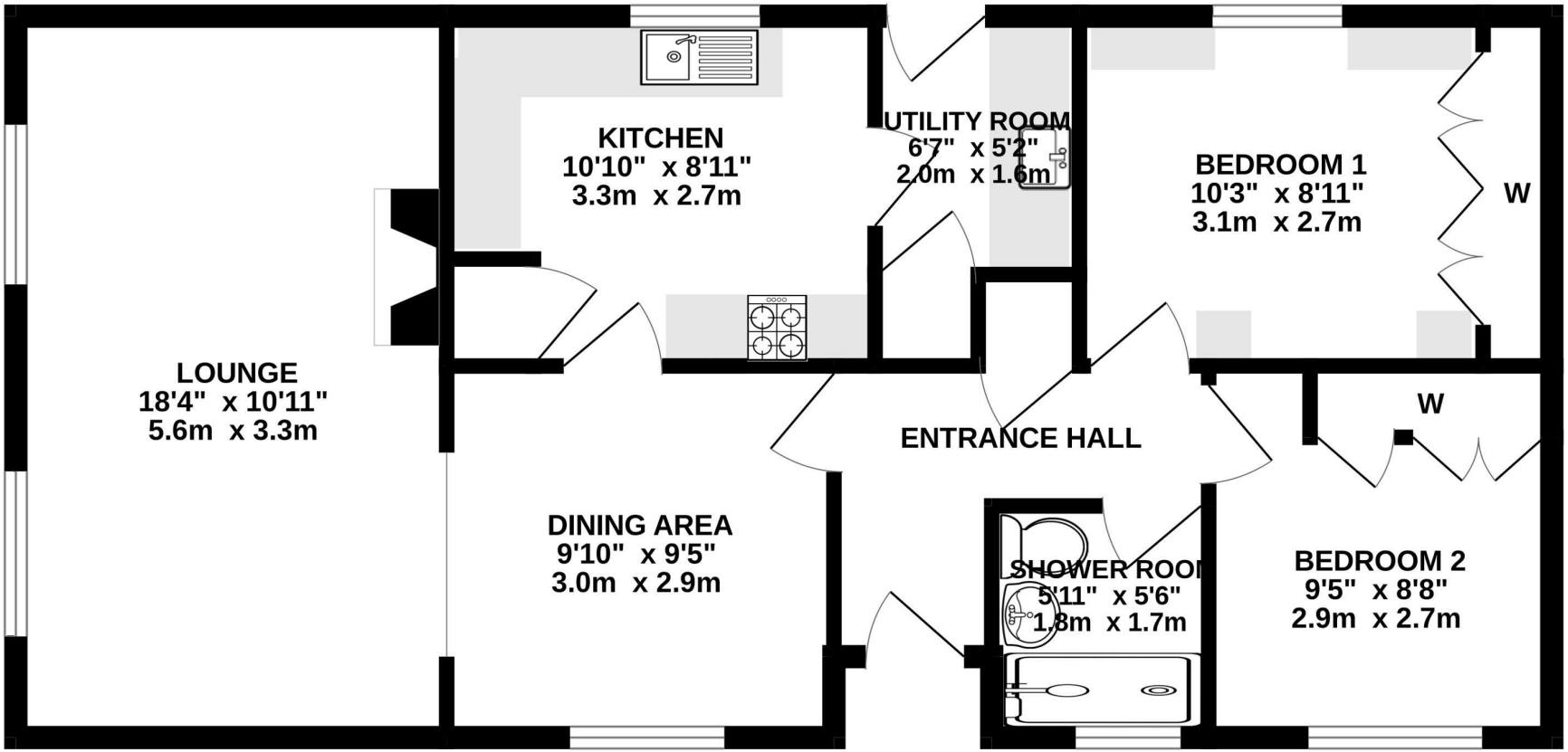
Severn Bank Park is subject to residential park rules. Residents must generally be aged 45 or over. A maximum of one dog and one cat is permitted, alongside caged animals or aquariums. Parking is limited to two vehicles per home. Rules are subject to confirmation with the site operator.

A pitch fee of £209.63 per month is also payable.

A 10% commission of the sale price is payable to the park owner by the seller.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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