



**Severn Estates**  
40 High Street, Stourport on Severn  
Worcestershire, DY13 8BS  
01299 826777  
[sos@severnstateagents.co.uk](mailto:sos@severnstateagents.co.uk)  
[www.SevernEstateAgents.co.uk](http://www.SevernEstateAgents.co.uk)



### **Flat 6 Mitton Lodge, Vale Road, Stourport-On-Severn, DY13 8GB**

This ground floor luxury apartment is set within the prestigious 'Mitton Lodge' retirement complex for the over 60's offering a great opportunity for social interaction and community living with a range of communal outdoor and indoor areas. Set within the heart of Stourport on Severn Town Centre the complex offers easy access to the local shops, road networks, bus links and walks along the picturesque canal and River Severn. The ground floor apartment has been well cared for with the accommodation briefly comprises a lounge diner, kitchen, two bedrooms and shower room, benefiting further from personal courtyard garden area, double glazing and electric heating. The apartment benefits from the use of the owners lounge, communal gardens, onsite launderette and lodge manager. Call today to book you viewing, available with NO UPWARD CHAIN.

EPC band C.  
Council Tax Band C

**Offers Around £175,000**



## Flat 6 Mitton Lodge, Vale Road, Stourport-On-Severn, , DY13 8GB

### Communal Entrance

Accessed via secure entry to the communal area with the lodge managers desk, owners lounge and access to the communal halls.

### Communal Hall

With lift and stairs to the floors above with the apartment being located on the ground floor.

### Apartment Entrance Door

Opening to the hall.

### Hall

With doors to the lounge diner, both bedrooms, shower room, storage cupboard, airing cupboard, electric heater, and coving to the ceiling.

### Lounge Diner

22'7" max x 10'5" max (6.90m max x 3.20m max)



Having a double glazed window and door leading to the courtyard, feature electric fire with surround, electric heater, coving to the ceiling, and door to the the kitchen.

### Lounge Area



### Courtyard Garden Area



### Kitchen

7'10" max x 7'6" max (2.40m max x 2.30m max)



Fitted with a range of wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, integrated fridge, tiled splash back, double glazed window, and coving to the ceiling.



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### Bedroom One

19'8" x 9'2" inc. w/robes (6.00m x 2.80m inc. w/robes)



Having a double glazed window, fitted wardrobe sliding mirrored doors, coving to the ceiling, and electric heater.



### Bedroom Two

11'5" x 9'2", plus 8'2", x 5'2" (3.50m x 2.80m, plus 2.50, x 1.60m)



A versatile room offering a variety of options including a separate dining room, secondary sitting room or guest bedroom. Having a double glazed window, coving to the ceiling and electric heater.

### Shower Room



Fitted with a suite comprising a shower enclosure with tiled surround, wash basin set to vanity unit, w/c, tiled walls, heated towel rail, coving to the ceiling and extractor fan.



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## Communal Lounge



## Mitton Lodge



## Communal Laundrette



Mitton Lodge is a retirement complex for the over 60's, any purchaser will be required to undertake an interview with the Development Manager, submit and be successful in an application to Churchill Retirement.

### Council Tax

Wyre Forest DC - Band C.

### 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.

The seller has informed us of the following information which was supplied in March 2025;

Length - 125 years from May 2012

Ground Rent - £713.38 per year

Service Charge - £3716.86 per year From June 2025

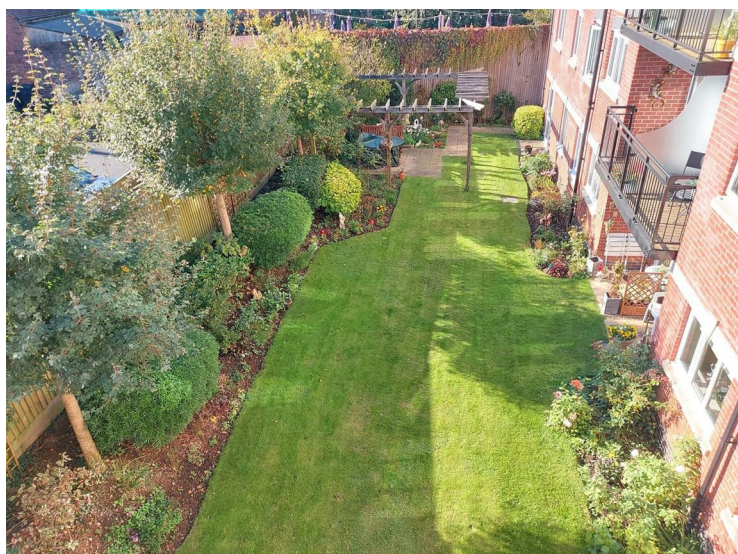
### Fixtures & Fittings

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

## Communal Gardens



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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

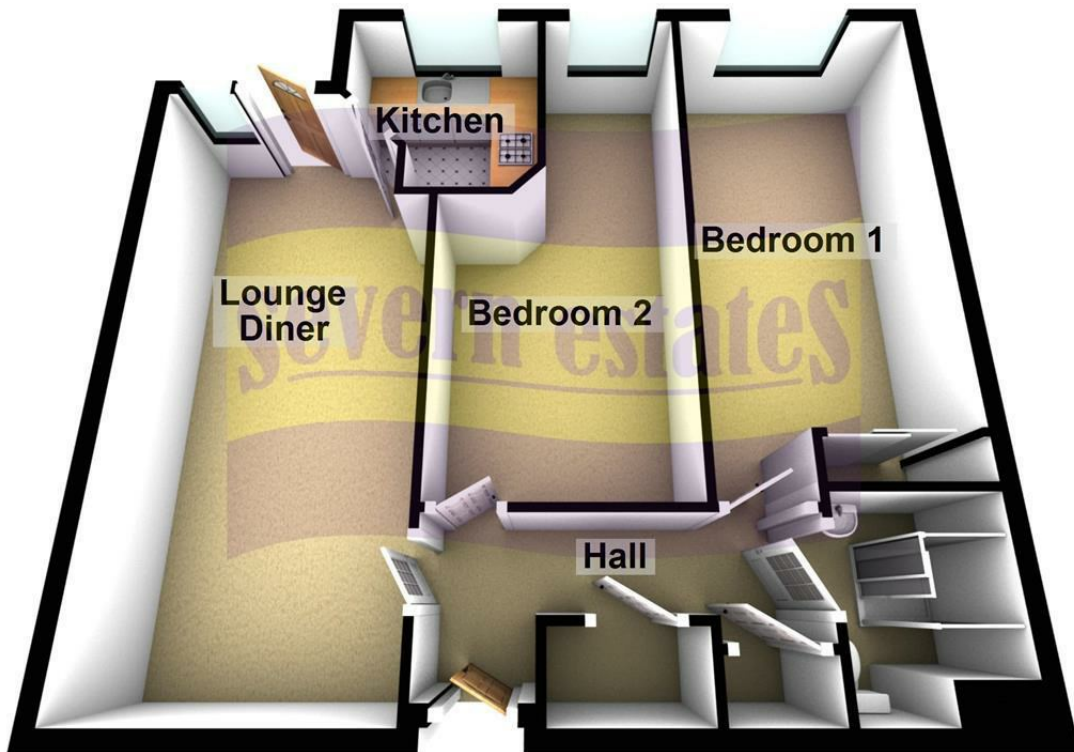
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.


RF-120325-V1.0





## Mitton Lodge



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 76  | 82        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |