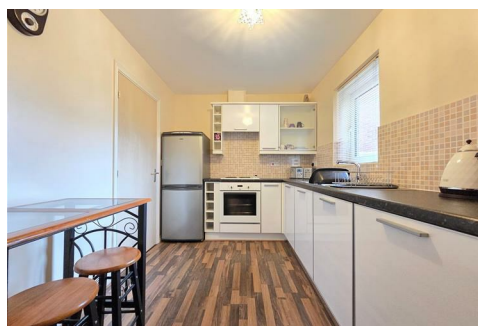




**Severn Estates**  
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### **23 Forge Court, St. Michaels Close, Stourport-On-Severn, DY13 8EA**

This stylish apartment is available with the distinct advantage of No Upward Chain and being situated within this popular development located close to the Town Centre of Stourport on Severn which grants easy access to the shops, in addition to the main road networks, bus links and Riverside and Canal area with picturesque walks and parks. The apartment has been well cared for and comprises a living room, separate kitchen, bedroom, and bathroom. Benefitting further from double glazing, electric heating, and allocated parking. Internal inspection is essential to appreciate the apartment on offer, call and book your viewing today to avoid missing out.

EPC band B.  
Council tax band A.

**Offers Around £125,000**



## 23 Forge Court, St. Michaels Close, Stourport-On-Severn, , DY13 8EA

### Communal Entrance

Entrance doors to the front and rear and both opening to the communal entrance hall with stairs rising to the floors above, with the apartment being located on the first floor.

### Apartment Entrance Door

Opening to the hall.

### Hall

Having an electric storage heater, storage / airing cupboard, and doors to the living room, kitchen, bedroom, and bathroom.

### Living Room

18'0" max x 11'9" max\* (5.50m max x 3.60m max\*)



With two double glazed full length windows to the front, and electric storage heater.

\* Irregular in shape.



### Kitchen

14'9" max x 7'10" max\* (4.50m max x 2.40m max\*)



Fitted with wall and base units having a complementary work surface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, tiled splash back, built in washer-dryer, built in under counter single dishwasher, space for domestic appliance, and double glazed window to the rear.

\* Irregular in shape.



## 23 Forge Court, St. Michaels Close, Stourport-On-Severn, , DY13 8EA

### Bedroom

13'9" x 8'10" (4.20m x 2.70m)



With a double glazed window to the front, fitted wardrobes, and electric heater.

### Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, and part tiled walls.

### Outside

Having an allocated parking space.

### Council Tax

Wyre Forest DC - Band A.

### 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 November 2025 the seller has informed us of the following information;

The service charge is approximately £1350 per annum.  
The ground rent is approximately £58.00 per 6 months.  
The lease is TBC years from TBC

All interested parties are advised to obtain verification through their solicitor.

### 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

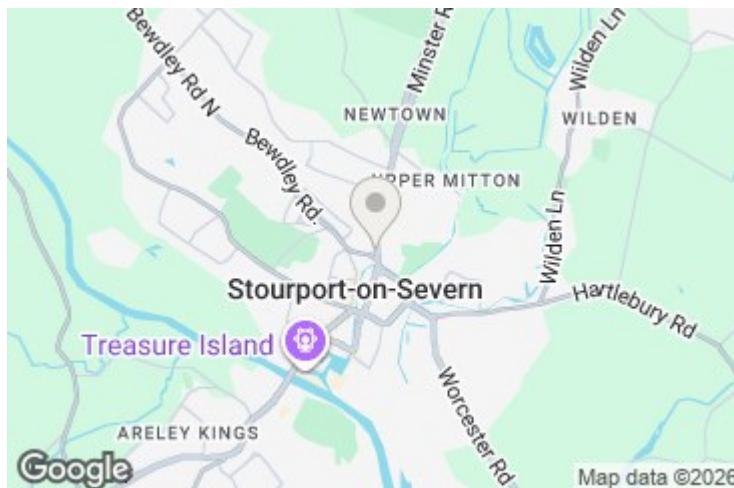
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

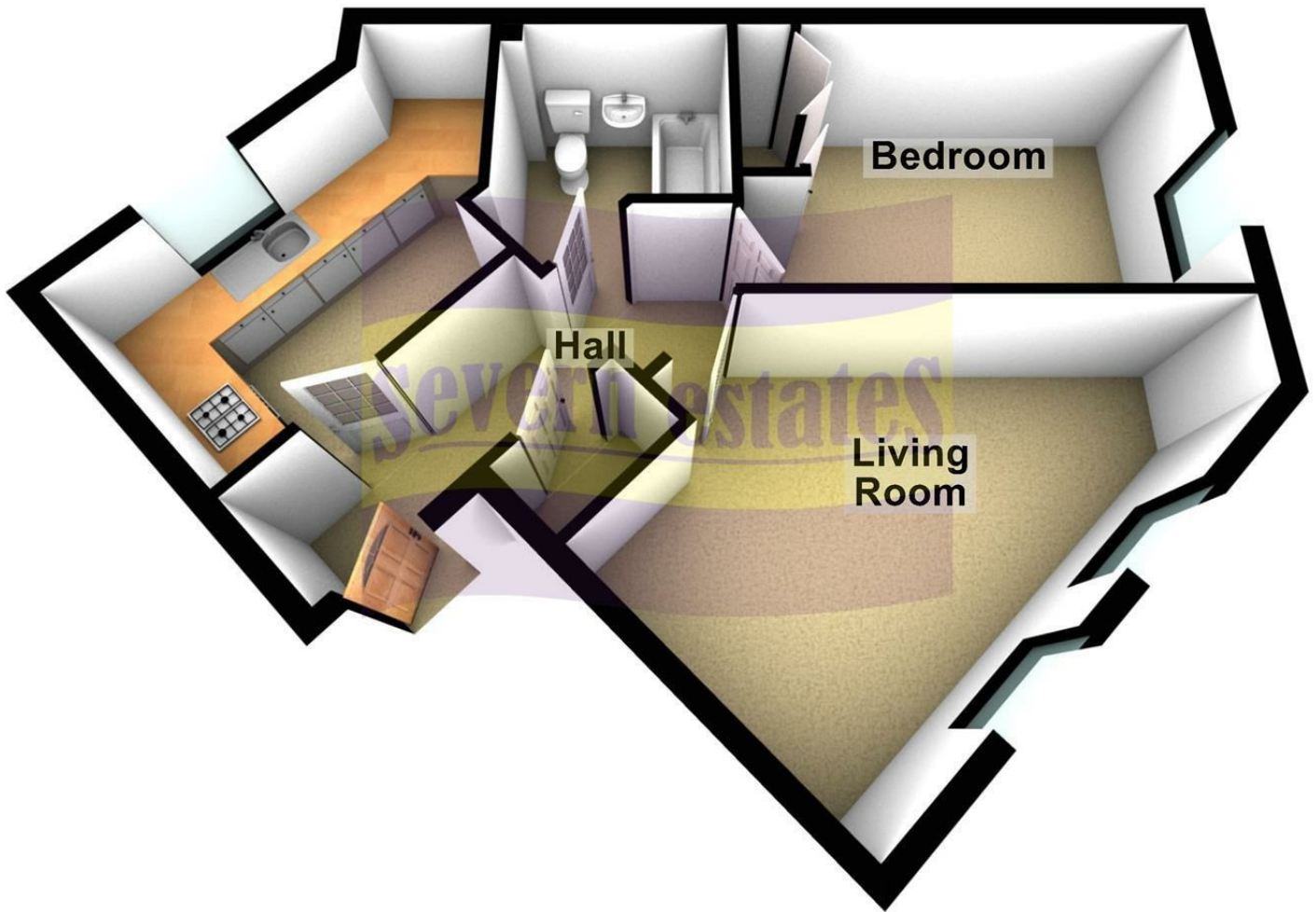
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### RF-271125-V1.0





# Forge Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(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 