



### **59 Severn Bank Park, Stourport-On-Severn, DY13 8DD**

We are delighted to offer For Sale this well presented park home which is located on a corner plot upon the popular Severn Bank Park site which situated between the two popular towns of Stourport on Severn and Bewdley and sits amongst beautiful countryside and offers picturesque Riverside walks. The pleasant interior is spacious in its offering and briefly comprises an open plan lounge diner, refitted kitchen, two bedrooms, ensuite and shower room. The property benefits further from double glazing, gas central heating, parking and garden area to the front and rear. Book your viewing today to appreciate the property, its location and position on offer.

\* Available as cash offers only and over 45's.

Council Tax - Band A.  
 EPC - Tbc

**Offers Over £205,000**



## 59 Severn Bank Park, Stourport-On-Severn, , DY13 8DD

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

8'10" x 4'7" (2.7m x 1.4m)



Having a double glazed window to the front, radiator, door to the lobby and open plan dining area.

### Open Plan Dining Area

9'2" x 7'10" (2.8m x 2.4m)



Having a double glazed sliding patio door to the front, radiator, coving to the ceiling, door to the kitchen and walk through to the lounge area.

### Open Plan Lounge Area

18'4" x 11'1" (5.6m x 3.4m)



Having double glazed bow windows to the front and side, two radiators, fire surround and coving to the ceiling

### Open Plan Lounge Area





## 59 Severn Bank Park, Stourport-On-Severn, , DY13 8DD

### Refitted Kitchen

11'1" x 8'10" (3.4m x 2.7m)



Having wall and base units with white gloss fronted doors with butchers block effect work surface over, single drainer sink unit with mixer tap, glass fronted display cabinets, wall mounted central heating boiler, tiled flooring, radiator, double glazed window and door to the rear.

### Refitted Kitchen

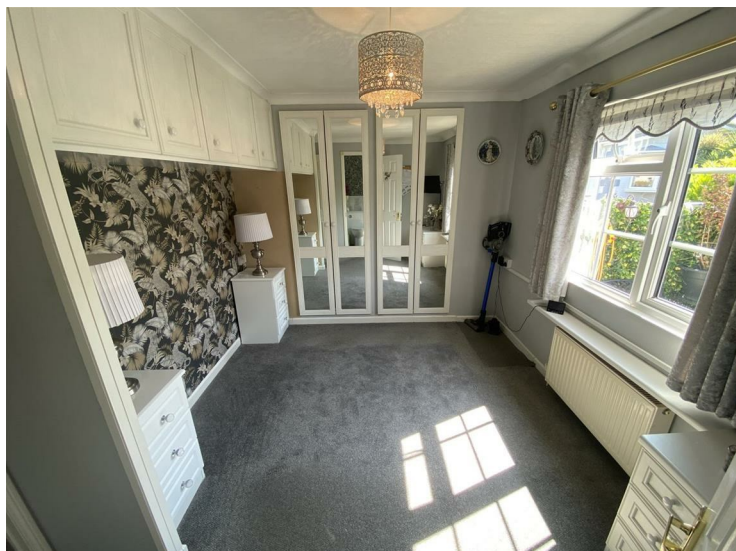


### Lobby

Having access to roof space, storage cupboard and doors to bedrooms and the shower room.

### Bedroom One

12'1" max 10'2" min x 8'10" (3.7m max 3.1m min x 2.7m)



Having built in wardrobes with mirror doors and matching overhead units, radiator, coving to the ceiling and door to the ensuite,

### Ensuite

6'6" x 4'7" (2.0m x 1.4m)



Having a white suite having wash hand basin and W/C built into a unit with white gloss front, heated towel rail, double glazed window to the rear and coving to the ceiling.



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### Bedroom Two

8'10" x 8'10" (2.7m x 2.7m)



Having a double glazed bow window to the front, fitted overhead storage units, radiator and coving to the ceiling.

### Shower Room

6'2" x 5'10" (1.9m x 1.8m)



Fitted with a white suite comprising of a corner shower cubicle with thermostatic bar shower, wash hand basin built into white gloss cupboards, W/C, double glazed window to the front and heated towel rail.

### Outside



### Outside



### Outside





### Rear Garden



### 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.

### Council Tax

### Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Service Charges from April 2025 - £2,466.36

### 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.

### 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.

### 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.

RP-10/12/25 - V1

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