



40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



4 Station House, Macarthur Way, Stourport-On-Severn, Worcestershire, DY13 8BN

This delightful ground floor apartment was built circa 2006 by Messrs George Wimpey and is located upon this popular development situated close to Stourport Town Centre its amenities including shops, bus links and main road networks. The internal accommodation has been well cared by the current owner and briefly comprises an open plan living, dining and kitchen area, bedroom and bathroom. Benefitting further from double glazing, electric heaters and allocated parking. Book your viewing today to avoid missing out on this delightful ground floor apartment. Energy Rating TBC.

Offers Around £99,950

4 Station House, Macarthur Way, Stourport-On-Severn, Worcestershire, DY13 8BN

Communal Entrance

Having a double glazed door opening to the communal entrance hall with entrance door to the apartment located on the ground floor.

Entrance Door

Opening to the entrance hall.

Hall

With an electric storage heater and doors to the open plan living area, bedroom, bathroom, storage cupboard and airing cupboard.

Open Plan Living



Living Area

15'8" x 9'10" inc. dining area (4.80m x 3.00m inc. dining area)



Having two full length double glazed windows and an electric storage heater.

Dining Area



With an electric storage heater.



4 Station House, Macarthur Way, Stourport-On-Severn, Worcestershire, DY13 8BN

Kitchen Area

11'1" x 5'2" (3.40m x 1.60m)



Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, tiled splash backs, built in oven and hob with extractor fan over, space for domestic appliance, plumbing for washing machine and dishwasher, tiled flooring and double glazed window.

Bedroom

14'5" x 8'10" inc. w/robe (4.40m x 2.70m inc. w/robe)



Having a fitted wardrobe with sliding mirrored doors, electric heater and double glazed window.



Bathroom

6'10" x 6'2" (2.10m x 1.90m)



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

4 Station House, Macarthur Way, Stourport-On-Severn, Worcestershire, DY13 8BN

Outside



With allocated parking.



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.

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-090821-V1.0



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.

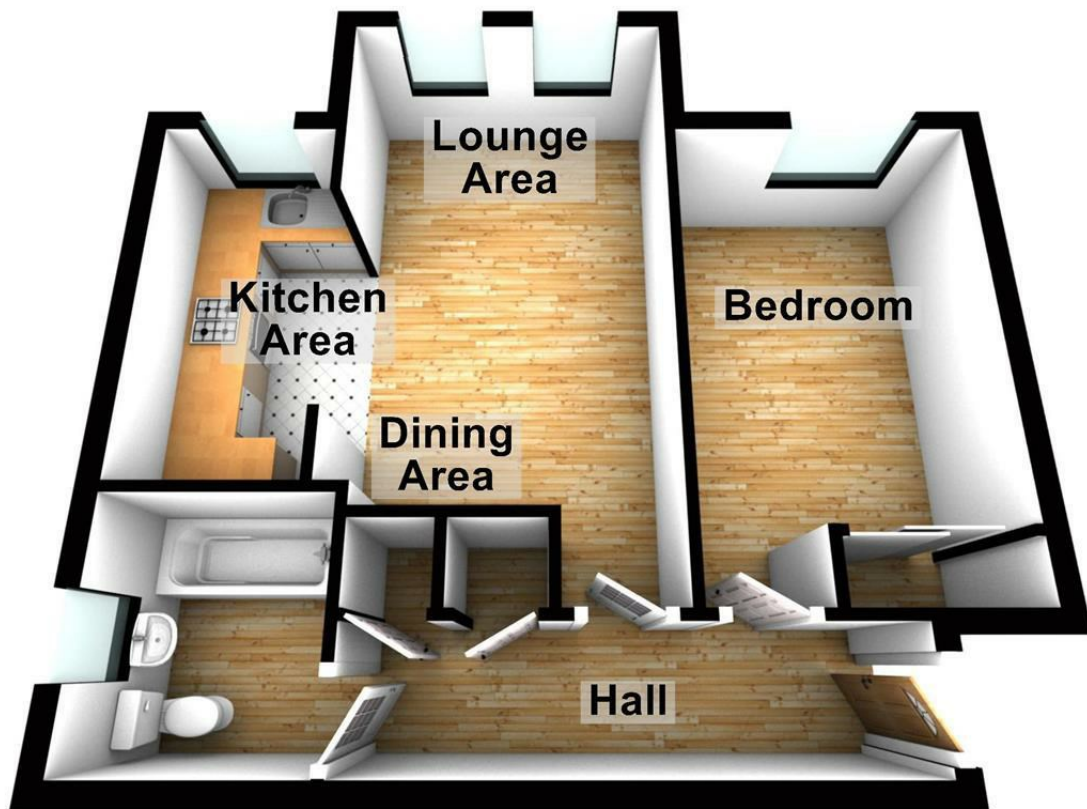
Floorplan

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

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.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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 