



Black Pear Drive, Stourport-On-Severn DY13 8PG



welcome to

Black Pear Drive, Stourport-On-Severn

*****THREE BEDROOM***DETACHED***EXCELLENT CONDITION***DOUBLE GLAZED AND GAS CENTRAL HEATING***DRIVEWAY AND GARAGE***MUST BE VIEWED***BEAUTIFUL REAR GARDEN***DOWNSTAIRS WC/CLOAKROOM AND EN-SUITE*****



An excellent three bedroom detached located in an sought after development of Stourport! The internal accommodation comprises of entrance hallway, lounge, kitchen/dining area, downstairs cloakroom/wc, two bedrooms and a master bedroom with an en-suite. The external benefits from a beautiful rear garden, driveway and garage. This property is in excellent condition so must be viewed! Call today to arrange your viewing.

Approach

Entrance Hall

Cloakroom/wc

Lounge

17' 8" x 10' 2" (5.38m x 3.10m)

Kitchen/dining Area

17' 8" x 10' 9" (5.38m x 3.28m)

Landing

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)

En-Suite

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom Three

11' 1" x 7' 10" (3.38m x 2.39m)

Bathroom

Garage

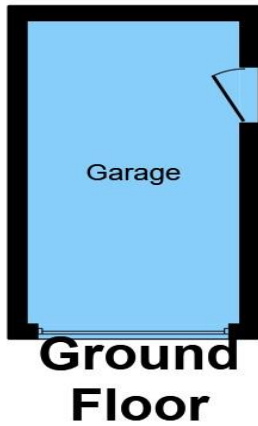
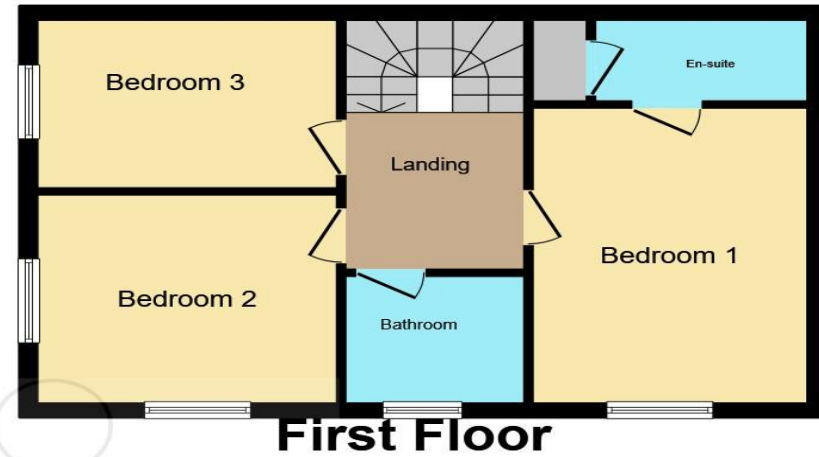
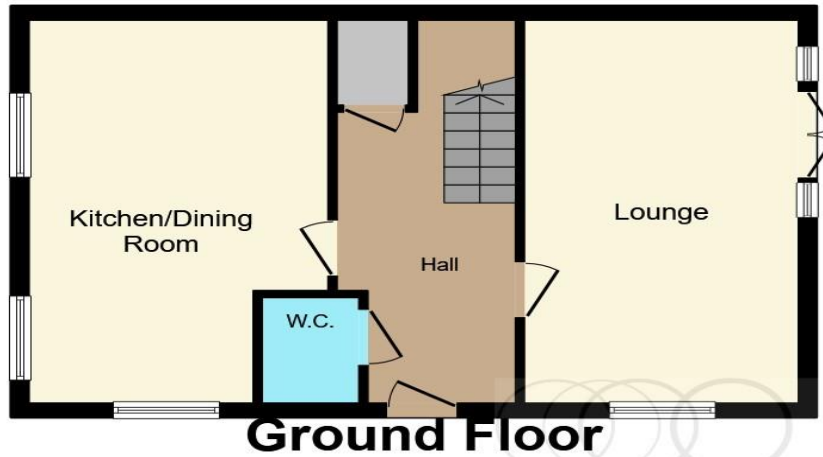
Rear Garden

Agent Note



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- THREE BEDROOM
- DETACHED
- EXCELLENT CONDITION
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
KMS113248 - 0005



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