



**Gala Drive, Stourport-On-Severn DY13 8DY**

welcome to

## Gala Drive, Stourport-On-Severn

- NO UPWARD CHAIN
- FOUR BEDROOM PROPERTY (MASTER EN-SUITE)
- DOWNSTAIRS WC AND FAMILY BATHROOM
- GAS RADIATOR HEATING & DOUBLE GLAZING
- OFF STREET PARKING

Tenure: Freehold EPC Rating: B

offers over

**£260,000**

**view this property online** [shipways.co.uk/Property/KMS113567](http://shipways.co.uk/Property/KMS113567)



**Property Ref:**

KMS113567 - 0004

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Agent Note

The Council Tax Band is D.

### Entrance Hall

Double glazed front door, timber effect floor, radiator, stairs to first floor, understairs storage cupboard, doors to lounge, kitchen/dining room and cloakroom/wc.

### Cloakroom/wc

WC, wash hand basin, timber effect floor, radiator, double glazed window to front aspect.

### Lounge

15' 9" x 11' 4" max ( 4.80m x 3.45m max )  
Radiator, timber effect floor, double glazed window to front aspect.

### Kitchen/dining Room

18' 5" x 10' 5" ( 5.61m x 3.17m )  
Range of wall and base kitchen units, bowl and a half sink unit, AEG four ring gas hob, AEG oven and microwave oven, stainless steel chimney hood, integrated fridge/freezer, integrated dishwasher, tiling to walls and floor, radiator, double glazed window and double glazed double door to rear aspect, door to utility cupboard with plumbing for washing machine.

### First Floor Landing

Doors to all first floor rooms, door to cupboard with water cylinder, stairs to second floor landing.

### Bedroom Two

11' 6" max x 10' ( 3.51m max x 3.05m )  
Radiator, double glazed window to front aspect.

### Bedroom Three

12' 7" to wardrobe front x 9' 11" ( 3.84m to wardrobe front x 3.02m )  
Radiator, built in wardrobe with sliding mirror doors, double glazed window to rear aspect.

### Bedroom Four

10' 9" max x 8' 2" ( 3.28m max x 2.49m )  
Radiator, double glazed window to rear aspect.

### Bathroom/wc

WC, wash hand basin, bath with shower over, tiling to walls and floor, chrome heated towel rail, double glazed window to front aspect.

### Second Floor Landing

Door to master bedroom

### Master Bedroom

17' 9" max x 12' 11" max ( 5.41m max x 3.94m max )  
Two radiators, built in wardrobes, double glazed roof window to rear aspect, double glazed window to front aspect, door to en-suite shower room.

### En-Suite Shower Room

WC, wash hand basin, step in shower cubicle, double glazed roof window to



**01562 829900**



[kidderminster@shipways.co.uk](mailto:kidderminster@shipways.co.uk)



4 Carlton House, Marlborough Street,  
KIDDERMINSTER, Worcestershire, DY10 1AY



[shipways.co.uk](http://shipways.co.uk)