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# 31 Galahad Way, Stourport-On-Severn, DY13 8SQ

Severn Estates are proud to bring to market this stunning family home situated in this highly desirable and sought after cul-de-sac position within this quiet corner of Stourport on Severn. The location offers incredibly easy access to the local primary Schools, Town Centre, main transport links including bus stops, and main road networks, plus the beautiful Riverside area with picturesque walks, along with the Lickhill War Memorial Park. Viewing comes highly recommended to fully appreciate the versatile and family sized accommodation with the layout briefly comprising a living room, dining room, conservatory, kitchen, utility, cloakroom, and shower room to the ground floor. Five bedrooms, ensuite shower room, and bathroom to the first floor. Benefitting further from double glazing, gas central heating, ample off road parking, rear garden.

Viewing is essential to fully appreciate the property and the location on offer, call today to booked your viewing.

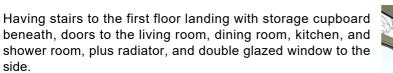
EPC - TBC. Council Tax Band E.

## **Entrance Door**

With double glazed side panels and opening to the hall.

## Hall





## **Living Room**

17'4" x 11'9" (5.30m x 3.60m)



With double glazed to the front, side, and rear, feature open fire with surround, coving to the ceiling, radiator, and double doors to the conservatory.



Conservatory 12'5" max x 10'9" (3.80m max x 3.30m)



Having a brick base with double glazed windows, tiled flooring, and double doors leading outside.

**Dining Room** 12'1" x 11'5" (3.70m x 3.50m)



Having a double glazed window to the front, and radiator.

## **Shower Room**



Fitted with a suite comprising a shower enclosure, wash basin set to base unit, w/c with concealed cistern, tiled walls, and double glazed windows to the side and rear.

## **Kitchen** 11'9" x 8'6" (3.60m x 2.60m)



Fitted with a range of wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher and fridge, tiled splash backs, tiled flooring, double glazed window to the rear, radiator, and door to the side hall.



#### Side Hall



Having doors to the front and rear, wall and base units with A light and bright landing having doors to all bedrooms and door to the utility.

## Utility

Having a worktop with space for domestic appliance beneath, plumbing for washing machine, tiled flooring, double glazed window to the rear, and doors to the storage garage, and cloakroom.

#### Cloakroom



Having a pedestal wash basin, w/c, and tiled flooring.

## **First Floor Landing**



worksurface over, part tiled walls, tiled flooring, radiator, and bathroom, loft hatch, radiator, and double glazed window to the front.

## **Bedroom One**

17'4" max, 9'6" min x 14'9" max, 9'6" min (5.30m max, 2.90m min x 4.50m max, 2.90m min)



A fantastic master bedroom being dual aspect with double glazed windows to the front and rear, fitted wardrobes with over head bed units and vanity desk, radiator, loft hatch, and door to the ensuite shower room.



## **Bedroom Two**

11'9" x 9'6" (3.60m x 2.90m)

Having double glazed windows to the front and side, fitted wardrobes, and radiator.

## **Bedroom Two View**



# **Bedroom Three**

11'9" x 8'10" (3.60m x 2.70m)



Having a double glazed window to the rear, fitted wardrobes with over head bed units and radaitor.

## Bedroom Four

11'9" x 8'10" (3.60m x 2.70m)

Having a double glazed window to the front, radiator, and fitted wardrobes with over head bed units.



**Ensuite Shower Room** 



Fitted with a suite comprising a shower enclosure, base units with inset wash basin and w/c with concealed cistern, radiator, tiled walls and flooring.

## **Bedroom Five** 11'9" x 7'6" (3.60m x 2.30m)



Having double glazed windows to the side and rear, and road parking, additional gated parking area. radiator.

## **Bathroom**



Fitted with a suite comprising a bath with shower and screen over, base units with inset wash basin and w/c with concealed cistern, radiator, tiled walls, inset spot lights, and double glazed window to the rear.

## **Outside**



Sitting on a generous plot, having a driveway providing ample off road parking, additional gated parking area.





#### Rear Garden



Having a block paved patio area leading to the lawn with established borders.



#### **Rear Elevation**



Council Tax Wyre Forest DC - Band E.

## **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.

## **Tenure - Not Verified**

The owner states the property is freehold 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.

## **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-091025-V1.0

