



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.

Offers Around £575,000

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Entrance Door

With double glazed side panels and opening to the hall.

Hall



Having stairs to the first floor landing with storage cupboard beneath, doors to the living room, dining room, kitchen, and shower room, plus radiator, and double glazed window to the side.

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.

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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 worksurface over, part tiled walls, tiled flooring, radiator, 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



A light and bright landing having doors to all bedrooms 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 radiator.

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 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

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