



EDEN MIDCALF
— SALES & LETTINGS —

ASKING PRICE

£425,000

Lax Lane

Worcestershire, DY12 2DZ

PROPERTY SUMMARY

A refurbished Grade II listed home pleasantly positioned on Lax Lane, with views of nearby Jubilee Gardens and the River Severn.

This extremely impressive Georgian three-storey town house forms part of the Pump Court location and benefits from garage, shared resident parking and charming gardens. The interior is beautifully light and spacious, with excellent views from the upper floors. The current owner has significantly improved the property, tastefully refurbishing and reconfiguring the interior whilst remaining mindful of the age and character. Amongst the improvements include a beautifully refitted shower room carried out to a very superior standard, a renovated kitchen, the addition of quality bespoke shutters to all the front facing rooms, a renovated fireplace and the installation of a wood burner.

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Agents note:

Sevenside South flood barriers were completed in 2006 at a cost of £11 million. It should be further noted that Laxford House has not flooded in that time and the current insurance policy is not loaded for flood risk.

Description:

The ground floor of the property includes a well-appointed kitchen, which has been made partially open plan to the adjoining sitting room. The spacious sitting room is extremely light and airy and featuring new or refurbished sash windows to the front and rear, bespoke plantation shutters, exposed original beams, wood laminate flooring. The delightful fireplace has been rebuilt, housing a wood burning stove with new chimney lining, stairs rising to the first floor and a stable door accessing the rear garden.

The kitchen is beautifully appointed and has been much improved by the current owner, comprising renovated wall and base units, a designer radiator, classic quartz stone work surfaces with an inset sink, a built-in NEFF oven, hob with extractor, Fisher & Paykel integrated fridge freezer and dishwasher, ceiling down lighters, exposed beams and sash windows to the front and rear. The Siemens washing machine is included. Bespoke shutters are fitted to the front aspect.

First floor:

The first-floor landing has stairs rising to the second floor and doors leading to the shower room and two bedrooms.

The stylish shower room has been refitted to the very highest of standards and comprises a large double shower cubicle with impressive high gloss wall tiling especially imported from Spain, and non slip floor tiles. This impressive family bathroom boasts a modern vanity unit, ceiling down lighters and a designer grey anthracite towel radiator. The exclusive WC/bidet is of remote controlled Japanese style with multi functions (heated and self-opening). The sash window has been furnished in bespoke plantation shutters in anthracite and built-in storage housing a recently installed Worcester boiler, which runs the newly installed central heating system. The floor benefits from underfloor heating controllable by thermostat.

Bedrooms three and four are both light and airy double rooms, with sash windows and bespoke shutters.

Second floor:

The second-floor accommodation is accessed via a landing, which has loft hatches and an airing cupboard with a heated chrome towel radiator.

Bedrooms one and two are also situated on this floor, with the latter featuring an ensuite and would make an ideal dressing room, nursery or study.

Bedroom one is a large double room, with dual aspect windows, bespoke blinds and lovely views of the nearby Jubilee Gardens.

Bedroom two has down lighters, a window to the front and a door accessing the adjoining ensuite shower room, which comprises a pedestal wash hand basin, a low-level WC, down lighters, a shower cubicle and a window to the rear. All windows have been fitted with bespoke blinds.

Gardens and grounds:

The property benefits from the use of the delightful communal grounds located at the rear. These gardens are beautifully kept and for the sole usage of Pump Court residents, with the current arrangement geared towards each property having its own designated area. Laxford House, enjoys an excellent area of garden directly accessible from the living room, comprising a lawn with mature borders and a pathway leading to the far end. Conveniently located at the end of this garden is the garage, which has a pedestrian door from the garden and an up and over door to the front. The garage also benefits from ample attic storage accessed via a loft hatch. The resident also has usage of a parking area in Pump Court, which is shared with the other residents.

The property benefits throughout from up-to-date electrical wiring, a brand-new Worcester Bosch boiler central heating system, plumbing and chimney lining. Brinton's high quality Laura Ashley Bell Twist in a neutral grey has recently been fitted in all bedrooms, stairs and landing areas.

There is an annual service charge payable, which equates to around £300 and covers the maintenance of the communal areas, including the lighting and drainage.

There is NO upward chain and the property is available for immediate occupancy.

Location:

Lax Lane is the most delightful of streets in the heart of the historic town of Bewdley, conveniently situated for accessing all amenities and yet tucked away from all the hustle and bustle that comes with other parts of the town. Like many of the roads in Bewdley the location is steeped in history, with the former home of Prime Minister Sir Stanley Baldwin located on this road along with a former national schoolhouse, which has now been turned in to a local artisan brewery. We are informed that Lax Lane was once part of a thriving ropeworks, which made up a substantial proportion of the town's industry at one point.

At the end of Lax Lane is the stunning riverside, affording the resident a beautiful place to sit and enjoy the River Severn as it meanders to Worcester and beyond. Also, just yards away and viewed from the upper floors is the celebrated Jubilee Gardens, a green oasis in the centre of town offering peace and tranquillity, complete with seating and a beautiful lily pool at the centre, fantastic for picnics and taking a stroll with the dog.

The town centre has so much to offer the local resident, including many interesting shops and boutiques, an array of pubs and waterfront eateries, plus many attractions unique to the area such as the Severn Valley Steam Railway and Bewdley Museum. For those who love the outdoors, there is so much to explore nearby, with miles of walks along the River Severn leading to other beauty spots such as Trimley Reservoir, Ribbesford Woods and of course the Wyre Forest Nature Reserve, which is accessed from a number of points around the edge of town.

Schooling:

Education is well catered for here, with well-respected primary and senior schools located within walking distance of the property.

Tenure:

Freehold

Services:

All mains services are connected

Local Authority:

Wyre Forest District Council

Council Tax:

Band E







Approximate total area¹⁾
 1394.81 ft²
 129.58 m²

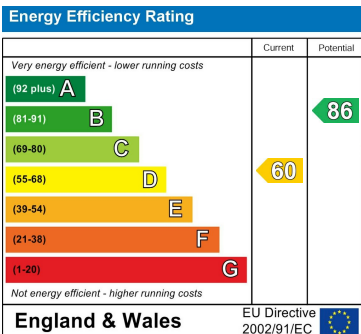
Reduced headroom
 54.02 ft²
 5.02 m²

LOCAL AUTHORITY

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only



(1) Excluding balconies and terraces

⚠ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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