

EDEN MIDCALF  
— SALES & LETTINGS —

£275,000  
Orchard Rise  
Bewdley, DY12 2EW



## PROPERTY SUMMARY

An extended three bedroom semi-detached family house enjoying a pleasant cul-de-sac setting, just a short walk from the centre of Bewdley town and its excellent amenities. Offering a well proportioned layout with excellent further potential, together with off-road parking, a garage and a rear garden.

3



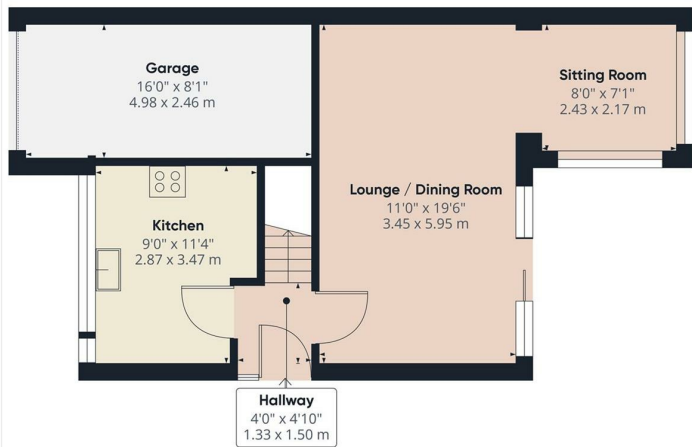
1



1







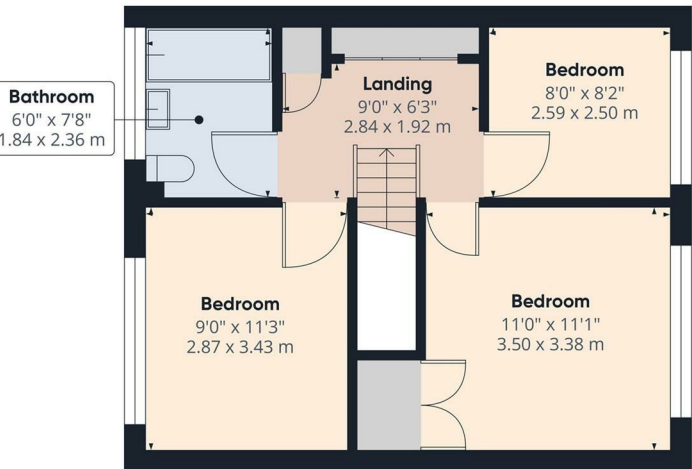
Approximate total area\*  
575.55 ft<sup>2</sup>  
53.47 m<sup>2</sup>

(\*) Excluding balconies and terraces

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

GIRAFFE360

Ground Floor



Approximate total area\*  
438.95 ft<sup>2</sup>  
40.78 m<sup>2</sup>

(\*) Excluding balconies and terraces

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Floor 1

**LOCAL AUTHORITY**  
Wyre Forest District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**EDEN MIDCALF**  
SALES & LETTINGS

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