



## PROPERTY SUMMARY

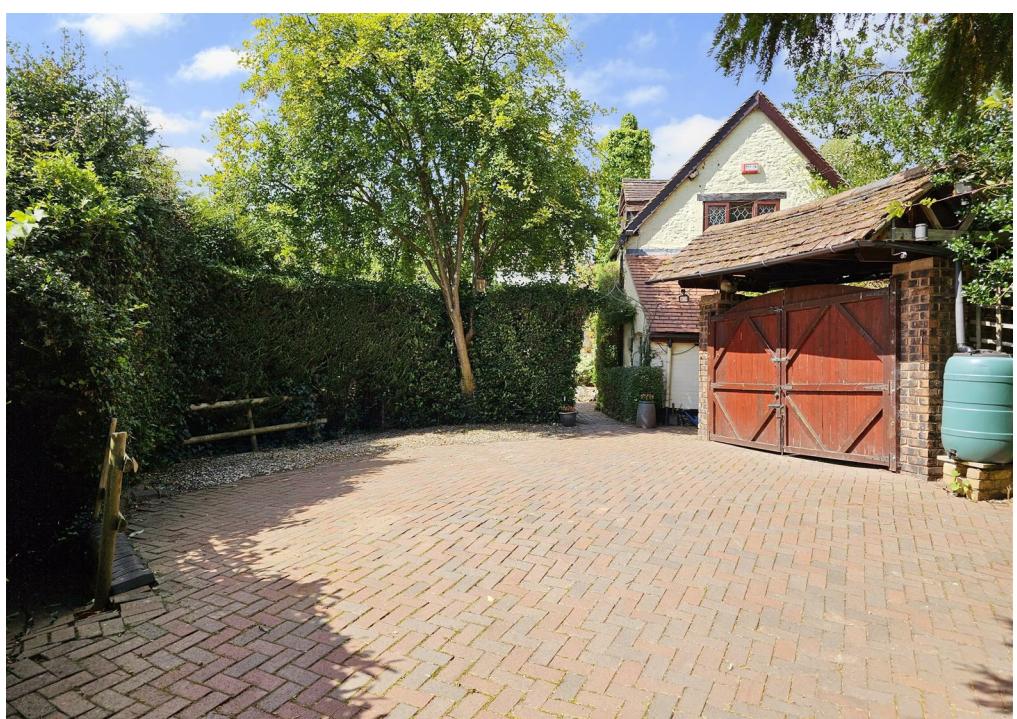
“Little Orchard” is a charming period three-bedroom detached cottage occupying approximately an acre, with a large gated driveway providing off road parking. Located in a wonderful secluded location in sought-after Bewdley, the property offers a spacious layout with many period-style features, plus two reception rooms, a conservatory extension, and a ground-floor bedroom, with an en-suite shower room. Set within very large and beautifully laid out south-facing gardens, which include surrounding woodland/greenery.

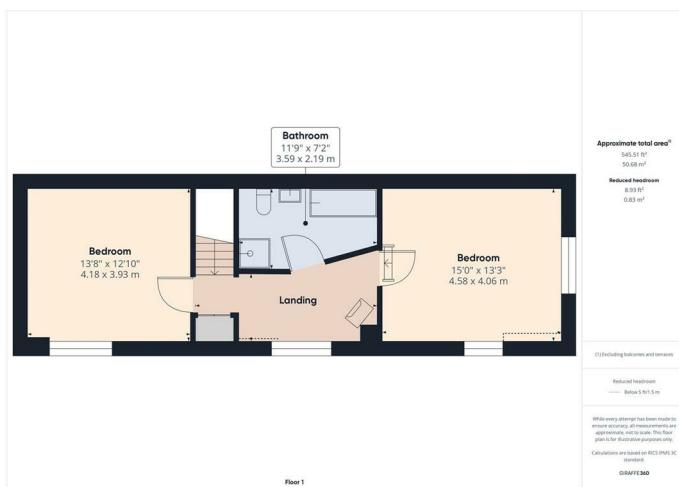
3	
2	
2	











**LOCAL AUTHORITY**  
Wyre Forest District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs 92 plus A		
81-91 B		80
69-80 C		
55-68 D		
39-54 E	48	
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

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