



Rosen Bungalow

Bliss Gate | DY14 9YE



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****NEW PRICE FOR A QUICK SALE**** A spacious three-bedroom detached bungalow boasting stunning countryside views, a generous footprint, double garage and tremendous potential to be fully modernised throughout, located in the desirable village of Bliss Gate.

Location:

Located within the semi-rural village of Bliss Gate in the beautiful surroundings of the Wyre Forest area, a superb location for country walks, cycle routes and bridle paths. The local village of Rock has two public houses, a farm shop and two golf courses. The nearby Georgian riverside town of Bewdley offers individual shops and restaurants with more extensive facilities for shopping, leisure and education available at Kidderminster and the historic cathedral City of Worcester approximately 18 miles away.

Bewdley (4 miles) Kidderminster (7 miles) Worcester (18 miles) Birmingham (30 miles) all distances are approximate.

Direct rail services to Birmingham and London are available from Kidderminster, Droitwich and Worcester railway stations.

Education:

There is a superb range of schooling in the local area, with Far Forest Lea Memorial CofE Primary School located just less than two miles away. Bewdley High school and sixth form centre is within the catchment to the property which holds a "Good" Ofsted rating. There are bus-stops for Bewdley





Primary and Bewdley High at the end of the driveway. Independent schooling includes Abberley Hall School, Winterfold House, RGS Worcester, King's Worcester and Bromsgrove School all offering exceptional private education.

Accommodation Comprising Of:

Porch, hall, sitting room/dining room, kitchen, three bedrooms, main bathroom and cloakroom.

Ground Floor Accommodation:

A well-proportioned porch leads through to the spacious hall with doors leading to the sitting/dining room, kitchen, three bedrooms, main bathroom and cloakroom. To the left of the hall is the superb sitting room/dining room offering dual aspect, with a wonderful outlook to the rear garden, and a serving hatch into the kitchen. The kitchen offers storage with wall and base units, with space for a counter-top fridge, single oven and washing machine. There is a single door to outside from the kitchen, perfect for entertaining. Bedroom one is a fantastic space with a basin, and rear aspect overlooking the delightful rear garden. Bedroom two is a terrific sized double with front aspect. Bedroom three is a good sized single with single aspect. The main bathroom comprises of a bath, and basin with single aspect. Adjacent to the bathroom is the cloakroom with a toilet.

Outside:

Rosen Bungalow boasts a generous rear garden consisting of mature lawns and patio, perfect for enjoying the outdoors all year round with stunning countryside views. To the front of the property there is a tarmac driveway for up to 2 cars and another garden area with mature shrubs. There is a double garage integral to the house ideal, for storage and/or cars, with a superb store with a separate access.





Services:
Mains water, electricity and sewage. Oil fired heating.

Tenure:
We are advised the property is Freehold

Local Authority:
Wyre Forest

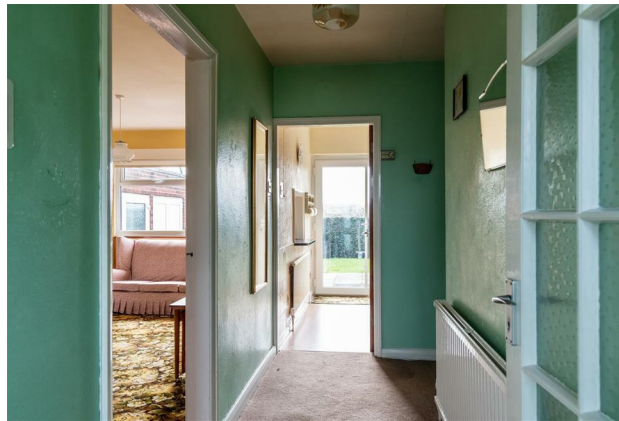
Council Tax Band:
E

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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