



31 Severn Side South

Bewdley | DY12 2DX



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A much improved four-bedroom attached Grade II Listed period residence boasting charm and character throughout located in the quintessential Georgian riverside town of Bewdley.

Location:

This wonderful property is located within the historic Georgian riverside town of Bewdley, offering a variety of independent shops. There is an abundance of amenities including a leisure centre, rowing and tennis club, football and cricket grounds. This beautiful location is surrounded by some of Worcestershire's most picturesque countryside and yet offers easy access to the West Midlands conurbation, M5 and national motorway network.

Kidderminster (4 miles) Worcester (15 miles) Birmingham (21 miles). All miles are approximate.

Education:

Bewdley has an array of high-quality local schooling including Bewdley Primary School and St Anne's C of E Primary School both Ofsted rated Good. Secondary school Bewdley High School and Sixth Form Centre is Ofsted rated Good. Local independent prep and secondary schools include Heathfield Knoll, Winterfold House School, Bromsgrove School, RGS and The King's School Worcester.

Accommodation Comprising Of:

Reception hall, family kitchen/dining room, utility room and WC, main bathroom and four double bedrooms with upstairs WC. Separate garage.





Ground Floor Accommodation:

The entrance hallway draws you into the most spacious open-plan kitchen and dining room which is the real hub of the home. With handsome sash windows at the front affording views over the River Severn and to the rear the beautiful communal garden, there is an abundance of light in this room. The kitchen has an array of bespoke base units and solid wooden work surfaces, together with a Belfast sink. There is a tiled floor throughout. A magnificent inglenook fireplace is a prominent feature of the room. Appliances include an integrated fridge and space for a range cooker.

The kitchen leads you through to the rear tiled hallway which has an under stairs cupboard and door to the rear communal garden and the separate utility, which has a range of base and wall cupboards offering a good amount of storage solutions. The tiled floor continues into this room with space for white goods and a freezer. A WC is located just inside this room.



First Floor Accommodation:

Stairs rise to the landing which has doors serving the well proportioned sitting room which features exposed wooden beams, with dual aspect sash windows offering splendid views to the rear and front of the property. Located on this floor is a double bedroom, currently utilised as a study, with single aspect sash window and elevated view of the River Severn. The large well appointed family bathroom completes this floor and encompasses a roll top bath, pedestal wash basin and large shower, wood style flooring, further feature fireplace and exposed beams adorn this room.

Second Floor Accommodation:

The landing has wooden storage cupboards and leads to a double bedroom to the rear with exposed beams and a view of the beautiful communal garden. The two large double bedrooms to the front have a wonderful aspect and provide a very light and airy space with beams throughout and an additional original feature fireplace. There is a separate WC with white suite and vanity unit.





Outside:

The property forms part of Pump Court, communal gardens are shared between a number of listed buildings between Severn Side South and Lax Lane and is a perfect spot to enjoy the outdoors on a fine day. There is a garage and parking for visitors. There is an annual communal charge of £300.

Services:

Mains drainage, water, electricity and gas.

Tenure:

Freehold

Local Authority:

Wyre Forest District Council

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 of 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.







Approx. Gross Internal Floor Area 2027 sq. ft / 188.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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

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.