



For Sale: - Freehold. £TBC  
Beales Corner, Bewdley, DY12 1AF

- Grade II Listed
- Two Bedrooms
- Riverside Views
- Original Inglenook

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are please to present this charming grade II listed 2 bedroom terraced cottage overlooking river and town. A short stroll to shops & amenities. Sympathetically modernised with new stainless steel kitchen & appliances. Gas central heating with original Inglenook incorporating range in the lounge. Small picket fence area to front with communal courtyard yard to the rear.

**Sitting Room** Enter from the front garden via the EA approved flood defence door into the sitting room. Original Inglenook fireplace, doorway to kitchen and stairs rise to the first floor.

**Kitchen** Fully fitted stainless steel kitchen with a range of wall and base units and inset sink with mixer tap. Door to communal courtyard.

**Landing** Window to the rear, doors to both bedrooms.

**Bedroom One** Window to the front elevation, stairs rise to the second floor bathroom.

**Bedroom Two** Window to the rear.

**Bathroom** White suite comprising of panelled bath, pedestal sink and low-level WC. Velux window to the rear.

**Externally** Picket fenced fore garden. To the rear is a communal courtyard.



# Room Details

Sitting Room 4.37m x 3.21m (14'4" x 10'6")  
 Kitchen 3.53m x 2.20m (11'7" x 7'3")  
 Bedroom One 3.25m x 4.39m (10'8" x 14'5")  
 Bedroom Two 2.21m x 2.46m (7'3" x 8'1")  
 Bathroom 2.68m x 3.35m (8'10" x 10'12")

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating		
	Current	Potential		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
England, Scotland & Wales		EU Directive 2002/91/EC		

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

