



For Sale: -
Severn Side North, Bewdley, DY12

- Grade II Listed
- Courtyard Garden
- Three Bedrooms
- River Views

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this superb Grade II Listed three bedroomed home, centrally located in Bewdley offering stunning views across the River Severn. The property is offered with no upward chain and is beautifully finished to a high standard. Property to comprise: through lounge kitchen diner with bay window, first floor double bedroom and bathroom, two bedrooms to the second floor and private courtyard to the rear. Viewing is highly recommended. EPC TBC

Lounge Dining Room With single glazed bay window looking onto the front aspect, with views across the River Severn. The lounge has an open plan feel to the kitchen and is separated by stairs leading up to the first floor. Storage cupboard located under the stairs.

Kitchen With a range of wall and base units, work surfaces over. Kitchen has a contemporary feel with double glazed French doors opening up into the courtyard garden. There is an electric hob, single electric oven and a sink with a drainer. There is also the added bonus of a breakfast bar. The Worcester Bosch boiler is housed in the kitchen.

First Floor Landing Stairs to the second floor, door to bedroom one and the bathroom.

Bedroom One Good size double bedroom with single glazed window to the front aspect offering superb views across the River Severn.

Bathroom Good size family bathroom comprising of bath with shower over, wash hand basin and low-level W.C. The airing cupboard is located in the bathroom. Double glazed window looking onto rear aspect. Bathroom is fully tiled.

Second Floor Landing Doors to bedrooms two and three

Bedroom Two With double glazed window looking onto rear aspect.

Bedroom Three Newly handmade window to the front elevation provide elevated views over the river.

Courtyard Garden Private, walled courtyard garden with patio area and outside store/brick shed. The perfect place to sit out.



Room Details

Lounge Dining Room	3'6" x 10'10" (1.07m x 3.30m)
Kitchen	10'4" x 10'2" (3.15m x 3.10m)
First Floor Landing	5'9" x 10'2" (1.75m x 3.10m)
Bedroom One	10'8" x 10'6" (3.25m x 3.20m)
Bathroom	9'11" x 6'7" (3.02m x 2.01m)
Second Floor Landing	10'9" x 5'8" (3.28m x 1.73m)
Bedroom Two	10'11" x 6'9" (3.33m x 2.06m)
Bedroom Three	10'10" x 7'5" (3.30m x 2.26m)



GROUND FLOOR APPROX. FLOOR AREA 24.8 SQ.M. (267 SQ.FT.)
 1ST FLOOR APPROX. FLOOR AREA 23.0 SQ.M. (247 SQ.FT.)
 2ND FLOOR APPROX. FLOOR AREA 23.4 SQ.M. (252 SQ.FT.)
 TOTAL APPROX. FLOOR AREA 71.1 SQ.M. (766 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions (92-100) 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			Very energy efficient - lower running costs (92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

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