

FOR SALE

7 Fort Mahon Place, Bewdley, Worcestershire, DY12 2PB



FOR SALE

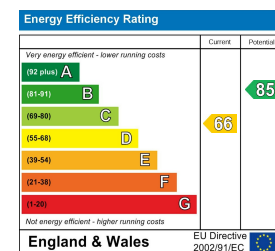
Offers In Excess Of £315,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Fabulous opportunity to purchase an immaculate and deceptively spacious detached bungalow in this quiet cul de sac in this most popular residential location in Bewdley.



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)

Kidderminster 3.6 miles Stourport 4 miles Bromsgrove 13.6 miles Worcester 16 miles
Birmingham 22 miles



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Bungalow
- 2 Double Bedrooms
- 2 Bathrooms
- Generous Living Room
- Garden Room/ Conservatory
- Modern Fitted Kitchen Diner
- Side Porch/Utility
- Off Road Parking
- Integral Storage Garage
- Generous Private Tiered Rear Gardens

DIRECTIONS

From Kidderminster proceed over old River Bridge into Bewdley town centre and follow the road to the right, past the church. Turn left onto Welch Gate and continue on the B4190 and take the first left onto Merricks Lane and left again onto Fort Mahon Place where the property will be found on the left-hand side as indicated by the agents For Sale board.

LOCATION

Situated on the western outskirts of town, Bewdley has been described as the most perfect small Georgian town in Worcestershire with the beautiful River Severn running through a rich and undulating landscape that provides a fabulous townscape heritage. Its strongly defined character is partly based upon a collection of fine historical buildings. With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops and a doctors surgery, Bewdley has something for everyone. Birmingham is approximately 22 miles and the cathedral city of Worcester approximately 16 Miles distant which provides direct rail connections to London, Paddington and Birmingham. The M5 motorway has access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

DESCRIPTION

The property is approached off Fort Mahon Place with a block paved driveway leading to an integral storage garage. There is a concrete pathway to the side of the property leading to the main entrance with external lighting and timber gated access to the rear garden.

The spacious 'L' shaped ENTRANCE HALL allows access to all accommodation with power points, telephone point, radiator, ceiling mounted light fitting, access to roof space and a useful fitted storage cupboard.

The beautifully presented LIVING ROOM has an attractive focal point of an exposed brick fire place with tiled hearth and wooden mantle over. There are power points, TV aerial lead, radiator, ceiling mounted light fitting, obscure UPVC double glazed window to side aspect and double-glazed sliding doors to the garden room/conservatory.

The GARDEN ROOM/CONSERVATORY has matching wall mounted light fittings, two double power points, pitched ceiling and UPVC double glazed floor to ceiling windows and double French doors opening out to an attractive paved seating terrace.

The fabulous rear KITCHEN DINER is beautifully presented with fully tiled floor, rolled top work surfaces with inset stainless steel sink with single drainer and extensively tiled surround. There are range of floor and eye level units with eye level double electric AEG oven and a four ring AEG gas hob. There is space and plumbing for automatic washing machine and space for refrigerator and freezer. There are inset spot lights to ceiling, UPVC double glazed windows overlooking the rear garden.

There is a stable style door giving access to the side of the property to a side PORCH/UTILITY with power point, lighting, UPVC double glazed windows and obscure UPVC double glazed doors accessing both front and rear garden.

The front MASTER BEDROOM is beautifully presented and particularly spacious with power points, radiator, ceiling mounted light fitting, UPVC double glazed window and access to the attractive modern fitted en-suite shower room.

The EN-SUITE SHOWER ROOM comprises a white suite of low level close coupled WC, pedestal wash hand basin, corner shower unit with non-slip tray, wall mounted shower and glazed sliding shower doors. There are inset spot lights to ceiling along with an expel air extractor fan, radiator, useful fitted cupboard housing the 'Logik' gas combination boiler and an obscure UPVC double glazed window to the side aspect.

BEDROOM TWO currently being used as a snug/hobby room is well proportioned double bedroom with power points, radiator, UPVC double glazed side window and ceiling mounted light fitting.

The FAMILY BATHROOM offers a white suite being fully tiled with a low level close coupled WC, pedestal wash hand basin, panelled bath with dual chrome hand rails, wall mounted shower above with shower curtain and rail, radiator, ceiling mounted light fitting and obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance and well presented gravelled hard standing with block paved driveway providing off road parking and a concrete pathway leading to the side of the property and main entrance. There is gated access via both sides of the property leading to the attractive rear garden. There is a useful storage garage large enough for motorcycles, bicycles and garden furniture etc.

The tiered rear garden is surprisingly generous with an initial raised seating and terrace area bordered via wooden panel fencing. Steps lead down to a further level terraced area providing further seating areas, gravelled hard standing and further steps leading to a generous and attractive gravelled seating area with shrub and herbaceous raised beds and borders all enclosed via wooden panel fencing. A timber gate leads to the rear of the garden with steps leading down with walled terrace and lawned area with mature fruit trees and attractive shrub and flower borders. The garden is fully enclosed and private with a range of various seating areas and has been particularly well cared for, offering attractive private outdoor space.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.