

FOR SALE

67 Kidderminster Road, Bewdley, DY12 1BU



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Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 127.0 sq m / 1367 sq ft



Ground Floor

First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

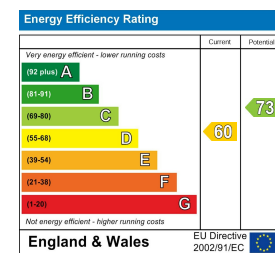
Price £385,000

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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



England & Wales EU Directive 2002/91/EC

A fabulous opportunity to purchase a deceptive, 3 bedroom, detached family home in this particularly convenient position, a short walk from Bewdley Town centre. The property sits within generous, private gardens with off road parking to the front and a garage. An Internal Inspection is thoroughly recommended.



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 miles Worcester 14 miles Bromsgrove 13 miles Birmingham 21 miles



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A Well-Proportioned Detached Family Home
- 3 Double Bedrooms & 2 Bathrooms
- Modern Fitted Kitchen Diner
- Living Room & Rear Garden Room
- Ground Floor Cloakroom
- Generous Private Gardens
- Garage & Off-Road Parking
- Popular & Convenient Location

INTRODUCTION

A fabulous opportunity to purchase a deceptive, detached family home in this particularly convenient position a short walk from Bewdley Town centre. Offering three double bedrooms and two bathrooms to the first floor and a modern fitted kitchen diner, rear garden room, separate living room to the ground floor as well as a ground floor cloakroom. The property sits within generous, private gardens with off road parking to the front and a garage. An Internal Inspection is thoroughly recommended.

FULL DETAILS

The property is approached off Kidderminster Road onto a private paved and gated driveway leading to the integral garage and entrance door to the side with external courtesy lighting. The obscure leaded UPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With access into the integral garage and into the ground floor cloakroom and a part glazed door leading into the main living room. There is a ceiling mounted light fitting, power points and access into the cloakroom.

CLOAKROOM

With a coloured suite of low level close coupled WC, pedestal wash hand basin, extensively tiled surround, radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the front access.

LIVING ROOM

Being beautifully presented, light and spacious with a feature electric log burning fire place with wooden surround and mantle over. There are power points, TV aerial point, radiator, generous feature UPVC double glazed bow window with display shelf, ceiling mounted light fitting and glazed double doors opening through to the attractive open plan dining kitchen and rear garden room

KITCHEN DINER

Generously proportioned with contemporary range of marble effect work surfaces with inset one a half sink with single drainer and feature hot water swan neck mixer tap. There is an integrated dishwasher, refrigerator, eye level electric oven with grill over, a 'Lamona' integral microwave and 'Lamona' halogen four ring hob with extractor over. There are inset spot lights to ceiling, UPVC double glazed window overlooking the attractive rear garden and useful walk-in larder with fitted shelving and lighting.

The kitchen opens out to a generous dining area with feature alcove with fitted shelving, ceiling mounted light fitting, radiator, plenty of space for dining table and chairs, range of power points and TV aerial point.

The dining room opens out to a garden room with UPVC double glazed windows to all sides, power points, radiator and UPVC double glazed pedestrian door accessing the rear garden.

From the kitchen a part wooden panel, part glazed side door gives access to a useful covered side porch with lighting, power points, storage/utility space and access to both front and rear of the property. Off the kitchen is a turning staircase to the first-floor accommodation.

HALF LANDING

With large obscure UPVC double glazed window to the side. The main 'L' shaped landing has a radiator, access to boarded loft space with ladder and contemporary wooden panel doors to all three double bedrooms and bathroom.

MASTER BEDROOM

Situated to the front of the property being beautifully presented, light and spacious with radiator, power points, ceiling mounted light fitting and access the en-suite shower room.

EN-SUITE SHOWER ROOM

Having a contemporary white suite of low-level WC, vanity wash hand basin with mixer tap and electric shaver socket. There is a corner shower unit with non-slip tray, shower and glazed sliding doors. There are inset spot lights to ceiling, extractor fan and obscure UPVC double glazed windows to the front aspect.

BEDROOM TWO

Situated to the rear with UPVC double glazed window overlooking the rear garden. There are a range of fitted floor to ceiling cupboards and wardrobes, radiator, power points and ceiling mounted light fitting.

BEDROOM THREE

Situated to the rear with UPVC double glazed window overlooking the attractive rear garden. There is a radiator, power points and ceiling mounted light fitting.

BATHROOM

Being beautifully presented with a contemporary white suite of panel bath with wall mounted 'Triton' shower over and glazed concertina shower screen. There is a low level close coupled WC, pedestal wash hand basin, stainless steel electric towel heater, inset spot lights and extractor to ceiling and obscure UPVC double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a low maintenance fore garden with hard standing, paved pathway, raised flower and shrub beds and a driveway providing off road parking for 2 vehicles leading to the integral garage and main entrance.

To the rear the generous private garden is laid with an initial paved patio, level lawned area with pathway leading to a stepped, paved tiered seating area, further shaped lawned areas and an additional paved alfresco dining area to the rear of the garden. There is a wooden pergola, seating area and some raised flower and shrub beds. The rear garden is bordered via wooden panel fencing and there is a useful generous rear timber garden shed. The garden enjoys a good degree of privacy with external courtesy lighting and external water supply.

INTEGRAL GARAGE

Having electrically operated up and over door, concrete hardstanding and access via the entrance porch. The garage is spacious with plenty of storage and glazed side window. To the rear of the garage is a work surface and space and plumbing for automatic washing machine, tumble dryer and fridge freezer. Ceiling mounted lighting and power points.

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.