



TO LET

£725 PCM

Welch Gate, , Worcs, DY12 2AT

XX APPLICATIONS RECEIVED XX SIMILAR PROPERTIES URGENTLY REQUIRED XX

A beautiful two bedroom maisonette set on the edge of the historic riverside town of Bewdley. Featuring two double bedrooms, large reception room and kitchen diner with period features spread over three floors, with a bathroom featuring a bath with a separate enclosed shower. The property features a section of the communal garden, and is within walking distance to the town centre and its commuter links.



- Two Bedroom Maisonette
- Double Bedrooms
- Kitchen-Diner
- Large Reception Room



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

### Entrance Hall

Having access from the communal passageway, the entrance hall features stairs rising to the main landing with storage underneath.

### Landing

Having storage cupboard, doors to the bathroom, kitchen and reception room, with stairs rising to the second floor.

### Bathroom 8'8" x 8'5" (2.65 x 2.59)

Beautifully presented with a contemporary matching white suite being extensively tiled with panel bath with dual chrome mixer tap, vanity wash hand basin unit with mixer tap, low level WC, corner shower cubicle with non slip tray being fully tiled, wall mounted shower, wall mounted stainless steel heated towel rail, inset spot lights to ceiling, extractor fan and obscure double glazed window to the rear aspect.

### Reception Room 16'9" x 13'5" maximum (5.13 x 4.1 maximum)

The reception room has a wall mounted contemporary electric remote control fire. There are two ceiling mounted light fittings, radiator, power points, telephone point, TV aerial point and glazed window to the front aspect. The lounge diner is an attractive space adorned with original wall and ceiling timbers.

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

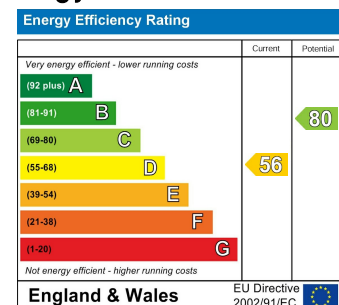
**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01562 820 880

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
Email: [kidderminsterletting@hallsgb.com](mailto:kidderminsterletting@hallsgb.com)

### Energy Performance Ratings



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.