

FOR SALE

151 Bewdley Hill, Kidderminster, DY11 6BS



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Approximate Gross Internal Area = 88.4 sq m / 951 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Outside Store = 2.7 sq m / 29 sq ft  
Total = 105.0 sq m / 1130 sq ft



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



FOR SALE

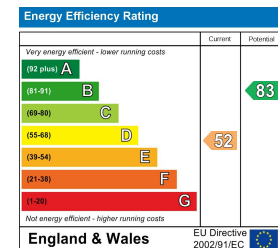
Price £275,000

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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



A detached, traditional 2 bedroom house with brand new roof and with PP for a single & two storey side extension & a first floor rear extension. The property currently has well-proportioned accommodation over two floors with off road parking and a detached garage. The property is available with no onward chain and an internal viewing is thoroughly recommended.



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Mileage (all distances approximate)  
 Bewdley 2½ miles Hagley 7 miles Worcester 16 miles Birmingham 22 miles M5 Junction 6 16 miles



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Traditional Detached Home
- PP for Single & Two Storey Side & Rear Extensions Ref: 24/0057/HOU
- 2 Bedrooms & Family Shower Room
- 2 Reception Rooms
- Extended Fitted Kitchen Diner
- Generous Plot with Private Gardens
- Garage & Off-Road Parking
- Recent Brand New Roof
- No Chain - Viewing Recommended

#### DIRECTIONS

From the Agent's office in Franche Road proceed in a southerly direction towards Kidderminster. At the ensuing roundabout take the third exit continuing to the next roundabout, turning right past Kidderminster Hospital on the left hand side. At the traffic lights continue straight over onto Bewdley Hill where number 151 will be found on the right hand side as indicated by the Agent's for sale board.

#### LOCATION

Bewdley Hill is set in the most convenient location to the northern side of Kidderminster with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley, Bridgnorth, Wolverley and onward to Wolverhampton, Birmingham, Stourbridge and the cathedral city of Worcester. The property is set within a generous plot offering with great potential to further develop/extend, providing good easy access to all local amenities.

#### INTRODUCTION

This detached, traditional house offers well-proportioned accommodation over two floors with a rear single-storey extension to create a fitted kitchen diner and two further reception rooms, whilst to the first floor are two bedrooms and a shower room. The property has off road parking and a detached garage to the front and side and private lawned gardens to the rear. Planning permission has been granted for a single & two storey side extension & a first floor rear extension. The property has recently benefitted from a brand new roof and is available with no onward chain and an internal viewing is thoroughly recommended.

#### FULL DETAILS

The property offers a fabulous opportunity to acquire a traditional well-proportioned detached property with PP to extend (Ref: 24/0057/HOU) in good condition, having been well looked after, and with a new roof recently, offering exciting potential to extend. The property is approached via a vehicular tarmac driveway and a pedestrian path leading to the main entrance of UPVC double glazed entrance door. The entrance door leads into the reception hall.

#### RECEPTION HALL

With radiator, ceiling mounted light fitting and straight flight staircase to the first floor with wooden panel door giving access to the first ground floor reception room.

#### SITTING ROOM

Being light and spacious with two radiators, feature fire place with tiled hearth, surround and tiled mantle over. There is a generous UPVC double glazed window to the front aspect, power points, telephone point, TV aerial point, ceiling mounted light fitting and wooden panel door leading to the rear sitting room.

#### DINING ROOM

Well proportioned, light and spacious, with feature wall mounted coal effect electric fire, power points, two radiators, matching wall and ceiling mounted light fittings, generous UPVC double glazed box window to the side aspect and a useful walk in understairs storage cupboard/pantry.

#### STORAGE CUPBOARD/PANTRY

With UPVC double glazed side window, ceiling mounted light fitting and wall mounted shelving.

To the rear of the property accessed from the sitting room is the extended fully fitted kitchen diner.

#### EXTENDED KITCHEN DINER

Being well presented with a tiled floor, marble effect work surfaces with inset one and a half stainless steel sink with mixer tap, extensively tiled surround and matching solid wooden base and eye level units. There is space and plumbing for automatic washing machine, integral electric cooker with four ring gas hob and extractor hood over and space for a larder style fridge freezer. There is a radiator, power points, UPVC double glazed window to the rear and side overlooking the private garden and obscure UPVC double glazed pedestrian door giving access to the rear gardens. The kitchen has plenty of space for dining table and chairs.

#### FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect, ceiling mounted light fitting, access to roof space and three solid wooden panel doors allowing access to both first floor bedrooms and family shower room.

#### DOUBLE BEDROOM ONE

Situated to the front with dual UPVC double glazed windows, power points, radiator, ceiling mounted light fitting.

#### BEDROOM TWO

Situated to the rear being well proportioned with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

#### FAMILY BATHROOM

With modern white suite of low level close coupled WC, pedestal wash hand basin, corner shower cubicle with non-slip tray and wall mounted 'Triton T80' shower with glazed sliding doors. Being extensively tiled, wall mounted ladder style heated towel rail, ceiling mounted light fitting, enclosed storage cupboard housing the 'Worcester' gas boiler and UPVC double glazed window to the rear aspect

#### OUTSIDE

The property is approached via a tarmac driveway to the side of the property and pedestrian gated path to the main entrance. There is a low maintenance gravelled fore garden with brick and wooden panel fence borders, access to the detached garage and gated access to the side and rear where there is a generous side and rear paved patio, low maintenance level lawn with shrub and herbaceous borders.

The rear garden offers a good degree of privacy with part walled, part wooden panel fencing borders and gated access to the opposite side. There is external water supply to the side and rear with external courtesies and security lighting. There is a fitted outdoor garden WC accessed via a solid wooden panel door with low level WC and ceiling mounted light fitting. A particular feature of this detached home is the space to the side and rear offering plenty of potential to further extend to create a larger detached family home.

The property is offered for sale with vacant possession with no ward chain and a viewing is highly recommended to appreciate the current nature and further potential the property offers.

#### DETACHED GARAGE

Having an up and over door, glazed side window and side pedestrian door with concrete hard standing.

#### PLANNING PERMISSION

Planning permission has been granted for the demolition of garage and erection of a single and two storey side extensions and first floor rear extension. Wyre Forest District Council APPLICATION REF: 24/0057/HOU

#### 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.