

**TO LET****£1,500 PCM**

## The Sand House Upper Arley, Bewdley, DY12 1XA

Available toward the end of August, this fantastic four bedroomed family home comes on an unfurnished basis. The ground floor comprises of; spacious kitchen/diner with utility room, two reception rooms, downstairs W.C and a conservatory leading onto the rear garden. To the first floor there are three bedrooms and a family bathroom with white suite and separate shower cubicle. To the second floor there is a further double bedroom complete with storage and an ensuite. The property boasts views over the River Severn and is within walking distance to Arley train station. There are local pubs and restaurants nearby, with a post office and tea room just a stones throw away. The property also benefits from a double garage and a car port. Viewing is recommended to appreciate the accommodation that is on offer. Call Halls today to book your viewing.



- Four bedrooms
- Semi detached
- Double garage and car port
- Two reception rooms
- Conservatory/sun room
- Quiet rural location
- On the River Severn



2 Reception Room/s



4 Bedroom/s



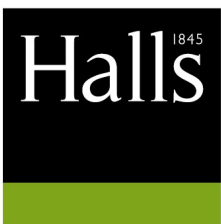
2 Bath/ shower room/s

**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.

## Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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