

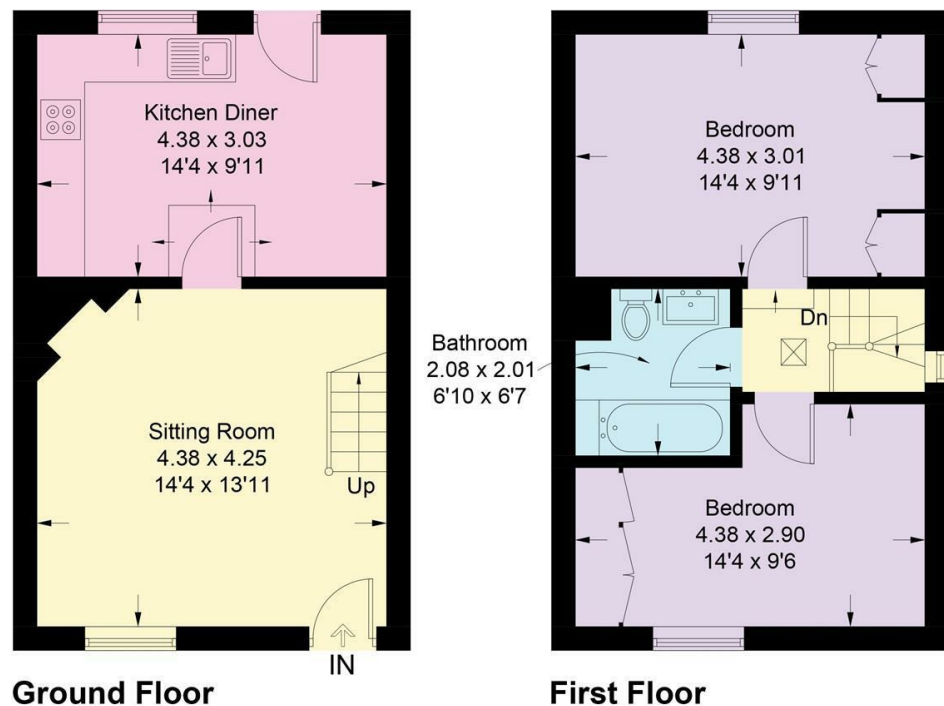
FOR SALE

6 Burltons Terrace High Street, Bewdley, DY12 2DL



### 6 Burltons Terrace, Stourport

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



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



6 Burltons Terrace High Street, Bewdley, DY12 2DL

This immaculate end terrace cottage with a mixture of character with contemporary living, being Grade II listed with well proportioned accommodation over two floors comprising of two double bedrooms, a beautifully appointed fitted bathroom with a generous living room with attractive wood burning fireplace and a modern fitted kitchen diner to the rear. There is an attractive and private fore garden with further rear private outdoor space, The cottage offers both allocated and visitors parking and is conveniently located within the centre of Bewdley. An internal inspection is thoroughly recommended.

**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



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 Railway Station 4 miles Cleobury Mortimer 11 miles Stourbridge 11 miles  
 Worcester 15 miles Birmingham 21 miles



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- A Beautiful Characterful End-Terrace Cottage
- Grade 11 Listed & Updated to a High Standard
- Two Double Bedrooms
- Contemporary Bathroom
- Modern Fitted Kitchen Diner
- Generous Living Room with Log Burner
- Allocated & Visitor Parking
- Fantastic & Convenient Central Location
- Internal Viewing Essential

#### INTRODUCTION

This immaculate Grade 11 Listed end terrace cottage combining character with high quality contemporary living, with well proportioned accommodation over two floors. There are two double bedrooms and a beautifully appointed fitted bathroom to the first floor and a generous living room with exposed timbers and an attractive wood burning fireplace and a modern fitted kitchen diner to the rear. There is a beautiful, private fore garden with further rear private outdoor space. The cottage offers both allocated and visitors parking and is conveniently located within the centre of Bewdley. An internal inspection is essential.

#### FULL DETAILS

The property is approached off High Street in Bewdley onto Burltons Terrace where a tarmac drive leads to the cottage. With gated access and paved path through an immaculate and private fore garden to a part solid wooden panel and part glazed entrance door into the light and spacious living room.

#### LIVING ROOM

The LIVING ROOM has plenty of character with attractive exposed ceiling timbers and a fabulous fire place with tiled hearth, wooden beam over and contemporary log burning stove. There are a range of power points, a television aerial point, wall mounted light fittings, a with a glazed window overlooking the garden and a turning staircase to the first floor.

#### KITCHEN DINER

The FITTED KITCHEN has a range of roll top work surfaces with one and a half stainless steel sink with single drainer and mixer tap with a range of fitted base units with space and plumbing for an automatic washing machine, a Rangemaster double electric oven with four ring electric hob over and space for a dining table and chairs. There is a wall mounted gas central heating combination boiler, exposed ceiling timbers, inset spotlights, a glazed window and part glazed pedestrian door accessing the private rear space.

#### FIRST FLOOR

To the FIRST FLOOR there is an initial landing with a power point and a double glazed Velux window providing plenty of light and access into both double bedrooms and family bathroom. From the landing two steps up lead to the main bedroom situated to the rear of the property.

#### BEDROOM ONE

A generous double bedroom with two double fitted wardrobes and a vaulted ceiling with ceiling timbers, glazed window to the rear aspect, wall mounted radiator, range of power points, wall mounted matching lighting.

#### BEDROOM TWO

Also a double bedroom with a vaulted ceiling and exposed timbers, fitted wardrobes, a wall mounted radiator, power points, television point, matching wall lighting and glazed window to the front aspect with an attractive outlook over the fore garden with attractive views beyond.

#### BATHROOM

The contemporary BATHROOM offers a tongue and groove panelled bath with an ornate mixer tap and shower attachment and extensively tiled surround. A pedestal wash hand basin, close coupled low level WC, exposed ceiling timbers and inset spotlights to ceiling with a double glazed Velux window. There is a wall mounted radiator and electric shaver socket and a wall mounted light fitting.

#### OUTSIDE

To the rear of the property is a small courtyard outdoor area being low maintenance with gravel hardstanding, a useful timber wood store. The attractive foregarden is beautiful with a paved pathway and seating area with a gravel hardstanding, mature shrub and hedge borders to give private outdoor seating area with gated access and a brick wall border. There is a canopy porch with pitch tiled roof, with outdoor lighting and power point.

This beautifully presented and much improved cottage is immaculate throughout with attractive, sympathetic styling and being well proportioned providing a wonderful home in this quiet, convenient and sought after location with the centre of Bewdley. An internal inspection is thoroughly recommended.

#### 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.