

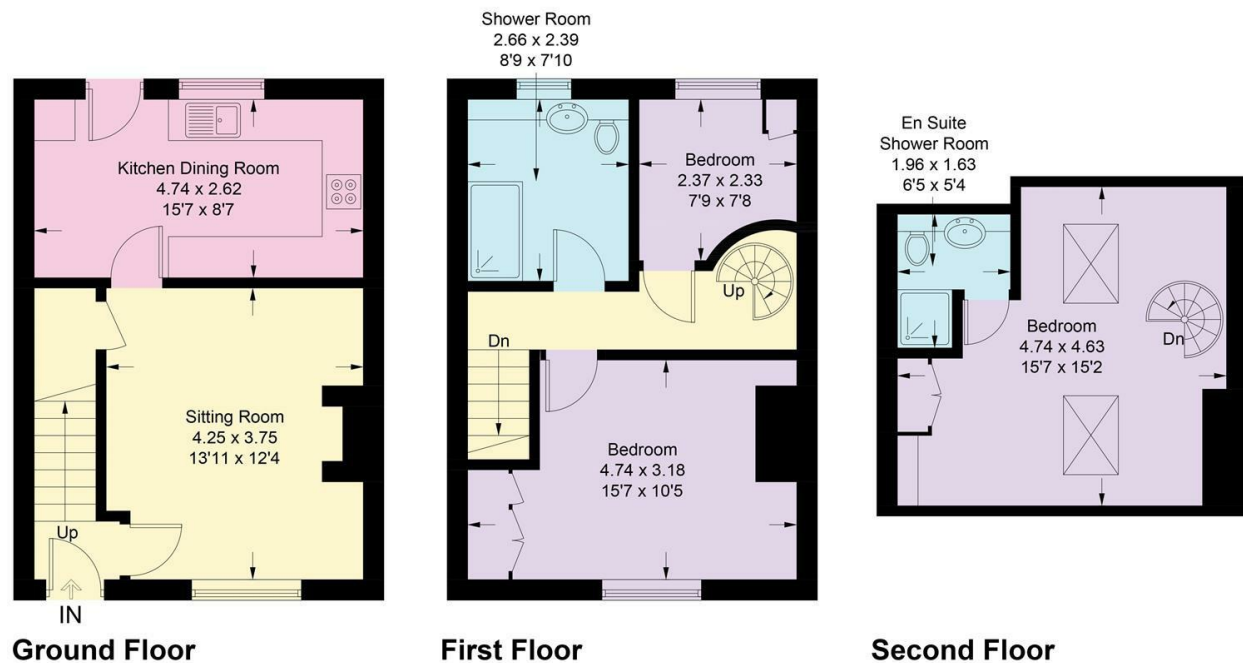
FOR SALE

3 Burltons Terrace, High Street, Bewdley, DY12 2DL



### 3 Burltons Terrace, Bewdley

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



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



FOR SALE

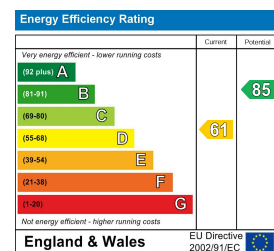
Price £389,950

3 Burltons Terrace, High Street, Bewdley, DY12 2DL

**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 wonderful opportunity to purchase an immaculate 3 bedroom mid terraced cottage, beautifully presented and fully modernised throughout, offering well proportioned accommodation over three floors. With the benefit of off road parking in this beautiful and convenient location in the centre of Bewdley. An internal viewing is 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 Railway Station 4 miles Cleobury Mortimer 11 miles Stourbridge 11 miles  
 Worcester 15 miles Birmingham 21 miles



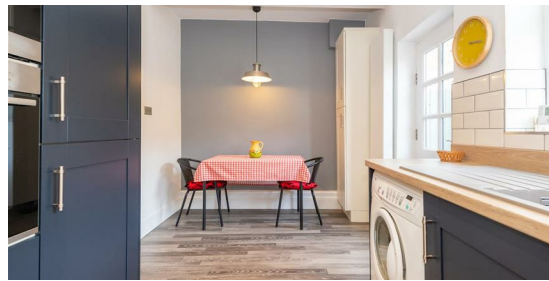
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Immaculate Terraced Cottage
- Fully Modernised & Updated Throughout
- 3 Bedrooms & 2 Bathrooms
- Attractive Living Room with Log Burner
- Contemporary Fitted Kitchen Diner
- Private Outdoor Space
- Off Road Parking
- Sought After, Convenient Central Location

### INTRODUCTION

A wonderful opportunity to purchase an immaculate mid terraced cottage, beautifully presented and fully modernised throughout, offering well proportioned accommodation over three floors comprising three bedrooms and a shower room, attractive living room with log burner, contemporary fitted kitchen, private outdoor space and off road parking in this beautiful and convenient location in the centre of Bewdley. An internal viewing is recommended.

### FULL DETAILS

The property is approached off Burltons Terrace, in this private secluded location in the centre of Bewdley, over a gravelled driveway leading to the main entrance into the initial reception hall.

### RECEPTION HALL

With ceiling mounted light fitting, radiator, turning staircase to the first floor and access into the living room.

### LIVING ROOM

Being beautifully presented and spacious with a fabulous feature log burning stove with tiled hearth and wooden mantle over. There are power points, radiator, picture rail, ceiling mounted light fitting and UPVC double glazed windows to the front aspect. There is a spacious and useful walk in understairs storage with lighting and fitted shelving. From the living room access can be gained into the rear contemporary fitted kitchen diner.

### KITCHEN DINER

Being newly fitted with wooden effect rolled top work surfaces with inset sink with single drainer, mixer tap, extensively tiled surround and a range of matching base and eye level units. There is an integral 'Bosch' electric oven with 'Hotpoint' integrated microwave above. Further integral appliances include a slimline dishwasher and a 'Bosch' four ring gas hob with stainless steel extractor hood over. There is space and plumbing for automatic washing machine, plenty of space for dining table and chairs, contemporary wall mounted, vertical radiator, inset spot lights to ceiling and UPVC double glazed window and pedestrian part glazed door overlooking and access the attractive and low maintenance rear courtyard garden.

### FIRST FLOOR LANDING

With ceiling mounted light fitting, access to all two bedrooms and a spiral staircase to the second floor and third bedroom with en-suite.

### BEDROOM ONE

Situated to the front with beautiful feature, ornate cast iron fire place, power points, radiator, newly fitted floor to ceiling wardrobes and UPVC double glazed window.

### BEDROOM TWO

Situated to the rear with power points, single panel radiator, ceiling mounted light fitting and UPVC double glazed windows.

### FAMILY BATHROOM

Being recently re-fitted this beautiful bathroom is extensively tiled floor comprising a white suite of low level WC, vanity wash hand basin with contemporary stainless steel mixer tap and useful storage. The shower cubicle has a double shower, wall mounted shower fitment with rain shower and glazed shower screen. There is a ladder heated towel rail, inset spot lights to ceiling and obscure UPVC double glazed window to the rear aspect.

From the spiral staircase access can be gained into the second floor third bedroom.

### BEDROOM THREE

Being a well proportioned spacious double bedroom with a range of fitted cupboards and wardrobes, attractive exposed ceiling timbers and two double glazed Velux windows to both front and rear. There is some eaves storage, power points, radiator and inset spot lights ceiling. The room is currently split creating a bedroom area with useful office/work space.

### EN-SUITE SHOWER ROOM

Beautifully presented this newly fitted shower room has a modern white suite, extensively tiled throughout with a low level WC, vanity wash hand basin, stainless steel mixer tap, fitted shelving, exposed ceiling timbers and a fully tiled shower cubicle with raised non slip tray and a wall mounted 'Triton' shower unit and glazed Bi-fold doors. There are inset spot lights to ceiling and wall mounted heated towel rail.

### OUTSIDE

To the front of the property is the valuable commodity within Bewdley of off road parking with a level gravel hardstanding providing parking for 2 vehicles and external courtesy lighting.

To the rear of the property is an attractive private courtyard garden patio bordered by original red brick wall and wooden panel fencing. There is a new timber shed and this low maintenance space is perfect for alfresco dining with external courtesy lighting and water supply.

This beautiful cottage has been much improved and modernised with fitted wardrobes, brand new kitchen, bathroom and en-suite shower room. There is new Karndean flooring throughout the lounge and kitchen, new boiler and radiators throughout. Outside a relayed flagstone patio to the rear courtyard, new windows to the front and internal door replacement as well as newly fitted front and rear doors.

This property has been beautifully cared for much improved and offers attractive modern living with some character features set in this most convenient and quiet location within the centre of Bewdley. Internal viewing 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.