

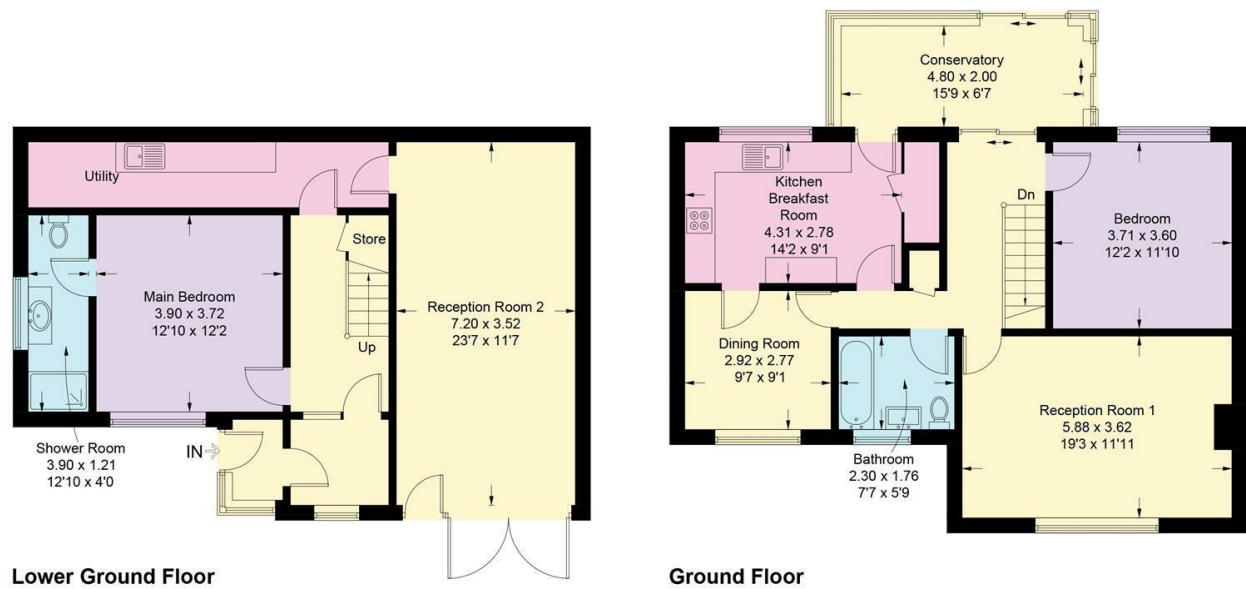
FOR SALE

29 Kidderminster Road, Bewdley, DY12 1BU



29 Kidderminster Road, Bewdley

Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft



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

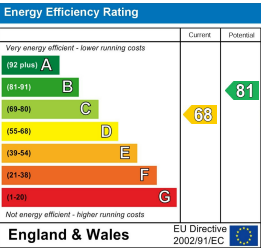


29 Kidderminster Road, Bewdley, DY12 1BU

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@halls.gb.com



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FOR SALE

Mileage (all distances approximate)
Kidderminster 3 miles Worcester 14 miles Bromsgrove 13 miles Birmingham 21 miles



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- Offering No Onward Chain
- A Spacious Detached House
- Offering a Unique Layout
- 2 Double Bedrooms & 2 Bathrooms
- Living Room & Separate Dining Room
- Fitted Kitchen & Utility Room
- Converted Garage & Conservatory
- Private Gardens & Land Circa 0.54 Acre
- In Need of Some Modernisation
- In all about 1655 sq.ft

DIRECTIONS
From the agents offices in Kidderminster proceed in a northerly direction on the Franche Road and take the first exit at the roundabout onto Habberley Lane. Continue towards Bewdley over the next roundabout and continue to the junction of Kidderminster Road, B4190. Turn left and at the roundabout take the third exit back onto Kidderminster Road and continue towards Bewdley. After a short distance, before the railway bridge, the property will be found on your right hand side set back from the road over a private driveway accessing 4 detached properties.

LOCATION
Set conveniently on the outskirts of Bewdley which has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. Its strongly defined character is partly based upon a collection of fine historic buildings. With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops and a doctor's surgery, Bewdley has something for everyone. Birmingham is approximately 21 miles and the cathedral city of Worcester approximately 14 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION
A unique two-bedroom detached home, ideally located in the sought-after riverside town of Bewdley, nestled within a quiet, private drive of just four properties. The property offers generous and adaptable living space and would benefit from some modernisation, with accommodation over two floors comprising two double bedrooms, one on the ground floor and one to the first floor. There are two bathrooms, a generous living room, separate dining room, fitted kitchen, utility room, conservatory and a part converted garage providing useful ground floor additional space. Set within private gardens and featuring an attached paddock to the rear, the total plot extends to 0.54 acres. Off-road parking is available at the front. Offered with no onward chain. Early viewing is highly recommended.

FULL DETAILS
The property is approached off a tarmac driveway leading to a block paved with access to the ground floor UPVC double glazed porch, in turn giving access to an inner hallway and reception hall.

RECEPTION HALL
With straight flight staircase to the first floor accommodation with under stairs storage, radiator, power points and ceiling mounted light fitting.

GROUND FLOOR DOUBLE BEDROOM
With power points, TV aerial lead, radiator, ceiling mounted light fitting and UPVC double glazed window. There is access to the en-suite shower room.

EN-SUITE SHOWER ROOM
Being extensively tiled with a matching white suite of low level close coupled WC, vanity wash hand basin, double shower cubicle being fully tiled with wall mounted 'Mira Sport' shower and glazed shower screen. There is a radiator, ceiling mounted light fitting and UPVC double glazed window to the side aspect.

LARGE UTILITY
With fitted wall and floor mounted units with rolled top work surface and stainless steel sink with single drainer. There is space and plumbing for automatic washing machine, tumble dryer, refrigerator and freezer. There are power points, single panel radiator, ceiling mounted light fitting and access to the part converted garage.

PART CONVERTED GARAGE
What was the garage has been part converted with a ¾ double door and pedestrian door to the front aspect into a generous space with power points, telephone points, radiator and ceiling mounted light fitting. This generous space can be utilised and has potential for a games room, living room, additional bedroom or useful independent office space.

FIRST FLOOR LANDING
Being 'L' shaped with access to the roof space, two ceiling mounted light fittings, power points and radiator. There is a fitted cupboard housing the 'Worcester' gas fired combination boiler. From the first floor landing access can be gained into the first floor bedroom, living room, fitted kitchen, bathroom and dining room.

LIVING ROOM
Situated to the front of the property with a living flame coal effect gas fire with tiled display shelving. There are matching wall mounted light fittings, double panel radiator, power points and UPVC double glazed window to the front aspect.

FITTED KITCHEN
Situated to the rear with range of matching base and eye level units with marble effect rolled top work surfaces with inset stainless steel sink, single drainer and mixer tap. There is a double panel radiator, power points, ceiling mounted light fitting, larder with wall mounted shelving and ceiling mounted light fitting. The kitchen has a UPVC double glazed window overlooking the rear garden with an obscure glazed pedestrian door into the rear conservatory.

DINING ROOM
Situated to the front of the property accessed from the kitchen and/or landing with a generous UPVC double glazed window with an attractive outlook, power points, single panel radiator and ceiling mounted light fitting.

FIRST FLOOR BEDROOM
Being well proportioned double bedroom with power points, ceiling mounted light fitting, radiator and UPVC double glazed windows overlooking the rear garden.

FIRST FLOOR BATHROOM
Being fully fitted, extensively tiled with matching suite of low level close coupled WC, pedestal wash hand basin and panel bath with single panel radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the front aspect.

CONSERVATORY
Accessed from the kitchen and/or the first floor landing, with UPVC double glazed floor to ceiling windows to both rear and side aspects, lighting and UPVC double glazed sliding door allowing access to the rear gardens.

OUTSIDE
To the front of the property there are lawned gardens, brick paved driveway providing off road parking.

To the rear there is an initial paved patio with steps up to a level lawn and further patio, timber summer house and two useful garden sheds. The gardens are bordered via wooden panel fencing with stepped access to the side leading to the front of the property. Further steps lead to a raised lawned area and fenced access to the adjoining rear grass paddock above the property. In all the property sits within private gardens with adjoining land to the rear and above the property totalling 0.54 acre.

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.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.