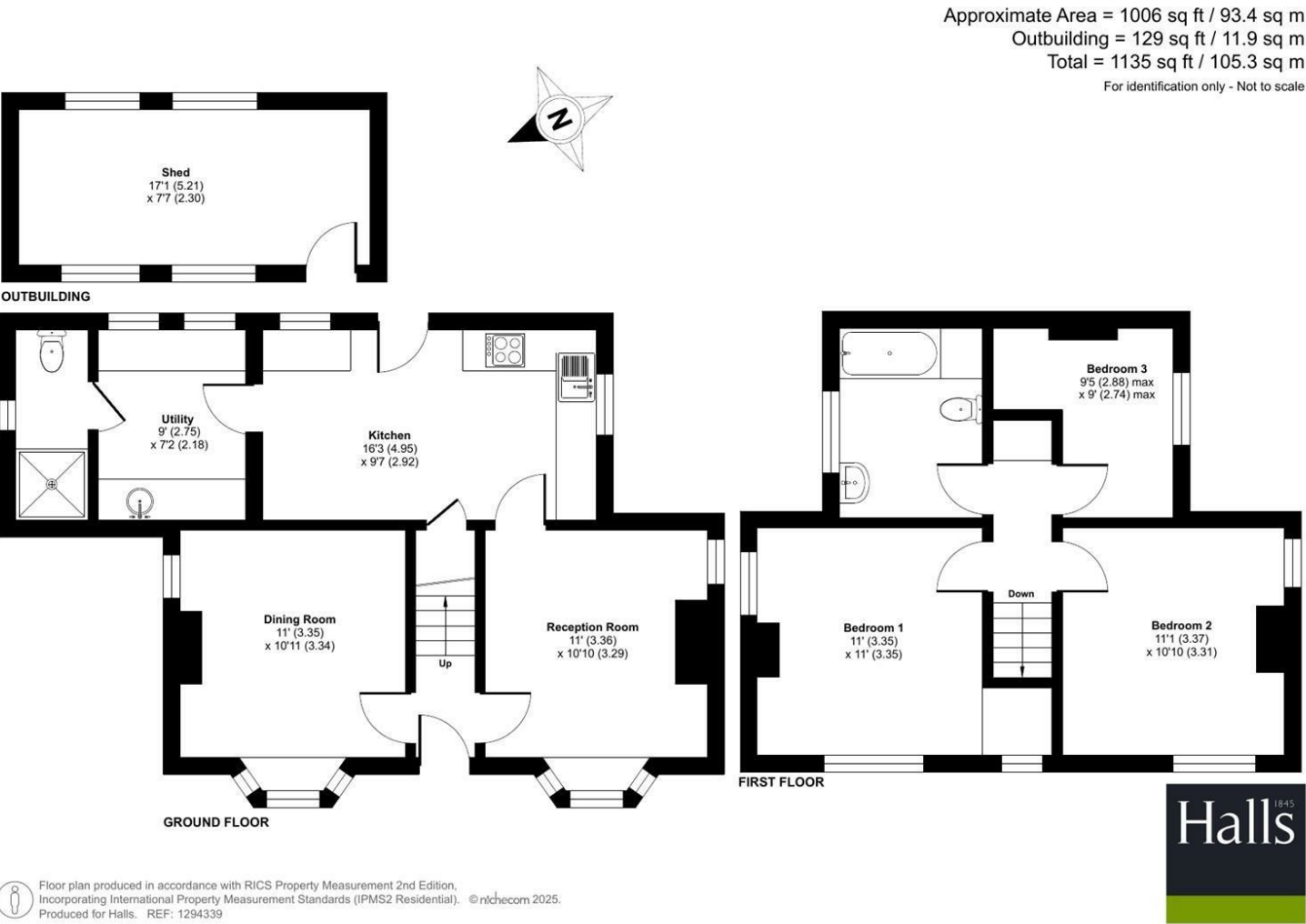


FOR SALE

Bliss Villa Bliss Gate, Rock, Kidderminster, DY14 9YG



FOR SALE

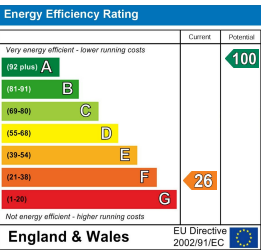
Offers In Excess Of £550,000

Bliss Villa Bliss Gate, Rock, Kidderminster, DY14 9YG

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 fabulous opportunity to purchase an attractive 3 bedroom double fronted detached period cottage, set in this wonderful raised rural location offering an abundance of potential, plenty of space and fabulous rural and countryside views. Outside the property sits within pretty mature cottage gardens with an adjoining paddock with independent vehicular gated access. The property is available with vacant possession and no onward chain and an early viewing is recommended.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
Bewdley 6 miles Kidderminster 7 miles Cleobury Mortimer 6 miles Worcester 17 miles
Birmingham 26 miles



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- A Pretty Detached Country Cottage
- Positioned Within a Wonderful Rural Setting
- Three Bedrooms & Bathroom
- Two Reception Rooms with Views
- Kitchen Diner, Utility Room & Shower Room
- Cottage Gardens with Adjoining Paddock
- Opportunity to Modernise & Extend STP
- Fabulous Countryside Views – No Onward Chain

DIRECTIONS
From Halls office on Franche Road proceed in the direction of Kidderminster on the A442. At the 2nd roundabout turn right onto Bewdley Road and through onto Bewdley Hill A456 passing the West Midlands Safari Park on the left hand side. Continue to the roundabout take the 1st exit continuing on the A456 and proceed through the traffic lights to the following roundabout and turn right. Continue forward and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill. Continue turning left onto Bliss Gate Road and in just under 1 mile take a sharp right hand turn where the cottage will be found on the right hand side.

What3words ///saints.cartoons.nooks

LOCATION
This very pretty detached country cottage is set in a most attractive position in north west Worcestershire countryside. Local amenities can be found in the nearby village of Rock to include the local Primary School, Post Office and General Store and popular village pub and access to dozens of rural and woodland walks. The historic Georgian riverside town of Bewdley is less than 4 miles distant providing a comprehensive range of local amenities including both junior and senior schools. Birmingham is about 22 miles. The Cathedral city of Worcester is approximately 16 miles distant which provides direct rail connections to both London Paddington and Birmingham. There is M5 Motorway Junction access via 5 at Wychbold and 6 & 7 to the north and south of Worcester.

INTRODUCTION
A fabulous opportunity to purchase an attractive double fronted detached period cottage, set in this wonderful raised rural location offering an abundance of potential and opportunity for a buyer to renovate to their own taste with plenty of outside space and fabulous rural and countryside views. The property offers two reception rooms, kitchen diner, ground floor shower room with WC and three first floor bedrooms and bathroom. Outside the property sits within pretty, mature cottage gardens with an adjoining paddock with independent vehicular gated access. The property is available with vacant possession and no onward chain, an early viewing is recommended.

FULL DETAILS
Bliss Villa is a beautiful detached, double fronted period cottage with gated access from the lane leading to a pitched tiled entrance porch with solid wooden door into the ground floor kitchen diner, sitting within a 0.80 acre plot.

KITCHEN DINER
Being well proportioned with dual aspect double glazed windows with an oil fired Aga, fitted units with work surfaces and inset stainless steel sink with understairs storage, plenty of space for dining table and chairs and access into a generous utility room.

UTILITY ROOM
With rolled top work surfaces and fitted units with inset stainless steel sink, space and plumbing for automatic washing machine and fridge, ceiling mounted light fitting and double glazed windows to the rear aspect.

SHOWER ROOM
Being fully fitted with a tiled floor with wall mounted 'Triton' shower, low level close coupled WC, wall mounted extractor fan and obscure double glazed window.

To the front of this lovely double fronted cottage there are two reception rooms, both with dual aspect double glazed windows with the most wonderful views from the two bay windows across the garden, adjoining paddock and beyond.

There is a small inner hallway to the front of the property where the original main entrance is with a solid wooden panel door with further paneled door leading to a straight flight staircase to the first floor landing.

FIRST FLOOR
The landing has a ceiling mounted, light fitting and airing cupboard with factory lagged hot water tank.

There are TWO DOUBLE BEDROOMS to the front of the property, both with dual aspect double glazed windows offering outstanding panoramic rural views.

A THIRD BEDROOM can be found toward the rear of the property along with a generous BATHROOM with a matching coloured suite, panel bath, pedestal wash hand basin, low level WC and double glazed windows with far reaching views.

OUTSIDE
The property sits within attractive private mature cottage style gardens laid mainly to lawn with gated access from the lane and a path following the circumference of the property. To the side there is further space laid to lawn, ideal for potential development/extension STP leading to a paved area with a detached workshop.

The attractive part red brick part timber detached WORKSHOP/STORE with concrete hardstanding, glazed window, work benches, is set behind an attractive small vegetable garden.

There is pedestrian gated access to the property and gated access from the gardens into the adjoining paddock. The grassed paddock has a range of fruit trees and is bordered via mature hedging, post and rail fence with further independent vehicular gated access from the road.

SERVICES
Mains water & electricity, drainage by septic tank. 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.