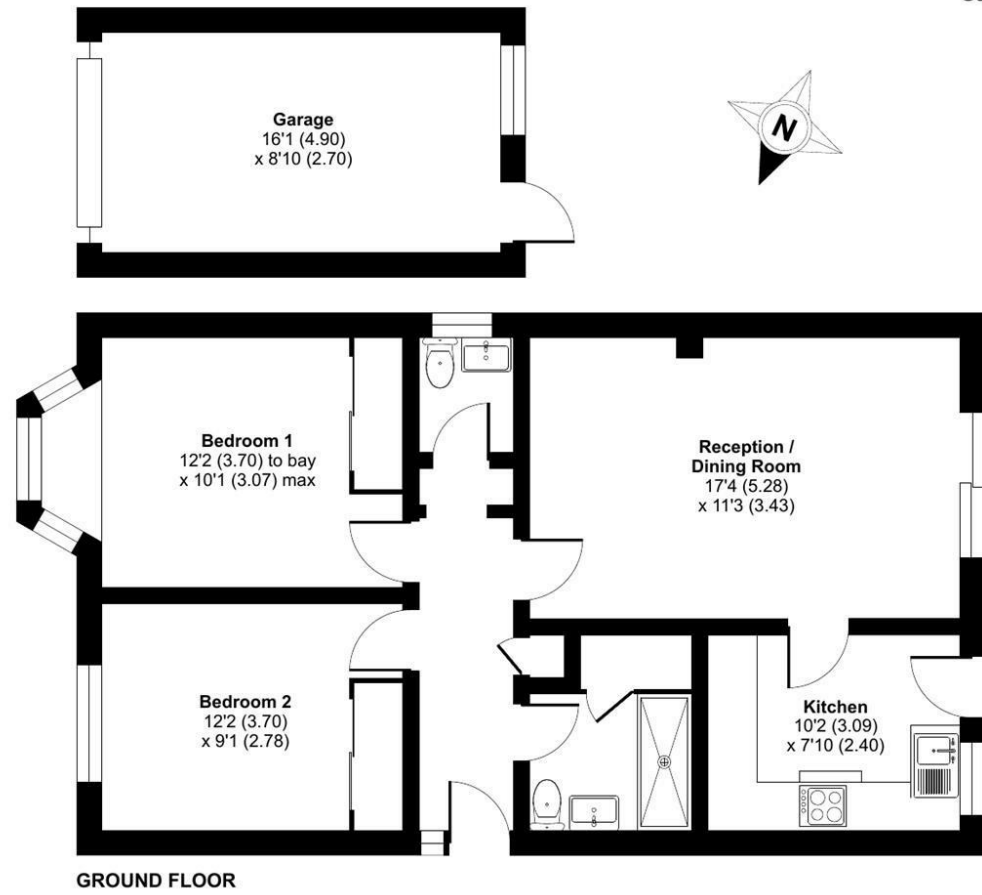


FOR SALE

11 Damson Way, Bewdley, DY12 1EZ



Approximate Area = 699 sq ft / 64.9 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 841 sq ft / 78.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1306703



FOR SALE

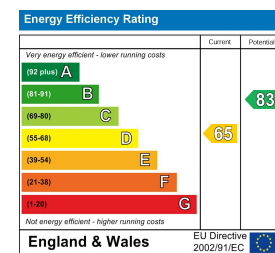
Offers Over £300,000

11 Damson Way, Bewdley, DY12 1EZ

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 attractive 2 bedroom detached bungalow situated in this popular and quiet location offering spacious and well presented accommodation. The property sits on a manageable plot offering off road parking and attached garage with a low maintenance enclosed garden to the rear. The property benefits from vacant possession with no onward chain and an internal inspection is thoroughly recommended.



01562 820880

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (all distances approximate)

Kidderminster 3 miles, Worcester 15 miles, Bromsgrove 13 miles, Birmingham 21 miles.



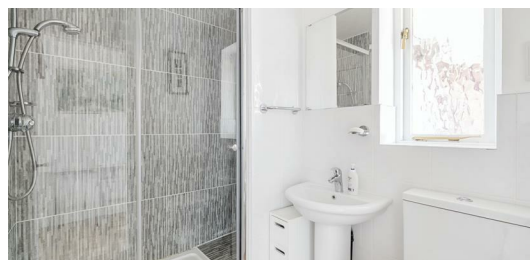
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Well Presented Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Shower Room & Separate Additional W.C
- Generous Lounge Diner
- Low Maintenance Private Gardens
- Garage & Off Road Parking
- No Onward Chain

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 turn right onto Queensway and then left onto Springhill Rise, continue onto Damson Way and No.11 will be found on the left hand side as indicated by the agents For sale board.

LOCATION

Less than a mile from Bewdley in this quiet cul-de-sac which is a very popular and desirable location. Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and 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 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 wonderful opportunity to purchase an attractive detached bungalow situated in this popular and quiet location offering spacious and well presented accommodation to comprise two double bedrooms, a generous lounge diner and a fully fitted kitchen with a modern shower room and separate cloakroom with WC. The property sits on a manageable plot offering off road parking and attached garage with a low maintenance enclosed garden to the rear. The property benefits from vacant possession with no onward chain and an internal inspection is thoroughly recommended. The property is approached over a tarmac driveway leading to a side entrance into the reception hall.

FULL DETAILS

The RECEPTION HALL is accessed via an obscure double glazed entrance door into a generous reception hall with a useful built in cupboard. There is access to both bedrooms, lounge diner, shower room and cloakroom. Both of the double bedrooms benefit from fitted wardrobes and are situated to the front of the property with UPVC double glazed leaded windows. The modern fitted shower room is beautifully presented with a matching white modern suite comprising a walk in double shower cubicle with glazed shower door and a low level close coupled WC, and pedestal wash hand basin.

The CLOAKROOM is fitted with a modern matching white suit of low level close coupled WC and wall mounted wash hand basin.

The LOUNGE DINER overlooks the private rear gardens and is particularly well proportioned with UPVC double glazed patio doors accessing the rear gardens.

The KITCHEN is well presented and fully fitted with a range of roll top work surfaces, inset sink and single drainer and matching base and eye level units with an integrated electric oven and hob with extractor hood over. There is space and plumbing for a dishwasher or washing machine and space for a refrigerator.

OUTSIDE

The foregarden is low maintenance being laid mainly to gravel with a tarmac driveway providing off road parking leading to the small car port and the attached garage. The rear garden is paved throughout with wooden panel fence borders, gated side access, outside tap and access to the attached garage.

The GARAGE has an up and over door, concrete hardstanding, power and light with double glazed window to the rear and a pedestrian door to the rear garden.

AGENTS NOTE

Some of the contents of the bungalow is available by separate agreement and negotiation. Please make the agent aware of any interest and offer for any contents upon making a formal offer for the bungalow.

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. Carpets and curtains are to be 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.