



2 Valley View

Bewdley, DY12 2JX

Andrew Grant

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A substantially extended family home enjoying a corner plot position on this highly desirable cul-de-sac off Wyre Hill. Includes a light and airy glass roofed garden room open plan to the kitchen and dining room and outside is a sunny west facing garden and substantial parking for multiple vehicles including a secure gated section at the side.

Key features

- Desirable cul-de-sac location
- Corner plot
- Glass roofed garden room
- Open plan kitchen/dining room
- Private garden
- Ample off-street parking
- Double garage

Freehold / 1,843 sq. ft.





2 Valley View is an immaculately maintained and presented family home nicely positioned on a corner plot. The property has previously been extended on both floors including an excellent light and airy glass-roofed garden room open plan to the kitchen and dining room. This affords the ground floor with a great flow which combines cooking, living and dining in one space. The corner plot is nicely secluded and provides the property with substantial parking for multiple vehicles, including a secure gated area at the side ideal for those with caravans, motorhomes and boats.

The property is approached from the roadside via a sizeable block paved frontage which can cater for around four cars. There is also a front garden comprising two sections of lawn. From the driveway, a useful covered carport leads to the integral double garage which has a roller shutter door to the front, double glazed window and an internal door providing access from inside the house. Two wooden gates at the side of the driveway provide access to an area of hardstanding which is ideal for housing a caravan, motorhome and the like.



Entrance

Once through the front door, one is greeted by an entrance hall which has stairs rising to the first, useful storage space, radiator and doors leading to the living rooms, kitchen and cloakroom/WC.



Living room

The light and airy living room at the front of the property has dual-aspect windows and two radiators. There is a separate dining room which flows beautifully via a square archway into the adjoining garden room and kitchen, ideal for modern family living.



Kitchen/dining/garden room

The delightful garden room floods with light from a glass ceiling and has double glazed door leading out to the rear garden and an internal door accessing the garage.





The nicely appointed kitchen is open plan to the garden room and comprises natural coloured wall and base units incorporating work surfaces with an inset ceramic sink and 'Metro' style tiling to the splashbacks.

There is also a display cabinet, breakfast bar, 'Rangemaster' oven with extractor above, integrated dishwasher and fridge and tiled flooring. A downstairs cloakroom/WC off the hallway completes the ground-floor accommodation.



First floor

The first floor has previously been extended and is accessed via a spacious and light study landing which is large enough to accommodate a library area or computer desk. The landing features two skylights plus a loft hatch accessing the roof space which is carpeted and has power plus lighting.

Master bedroom

The main bedroom is a large double room benefiting from fitted wardrobes and storage.

Bedrooms two, three and four

Bedrooms two and three are good-sized double bedrooms, both with fitted wardrobes and furthermore boasting lovely far-reaching views across the rooftops to the beautiful nearby countryside.

Bedroom four is a good single bedroom which is currently employed as a study and comprises a double-glazed window plus an additional skylight.





Family bathroom

The bedrooms are serviced by a spacious family bathroom in addition to a separate shower room, both accessed from the landing. The main bathroom has tiled walls, a panelled bath with a shower off the taps, a low-level WC and a pedestal wash basin.

Shower room

The shower room has tiled walls, a corner shower cubicle, a heated towel rail, a useful storage cupboard, a low-level WC and a pedestal wash basin.



Garden

An extremely private garden awaits at the rear of the property which enjoys a sunny west-facing orientation. This neatly maintained outside space comprises a paved patio with a gently rising walkway leading to a raised lawn which has mature borders and a further seating area at the top with an accompanying shed.

The garden is bordered by a mixture of conifer hedging and wooden panelled fencing and benefits from gated side access.



Location

Valley View is a small and exclusive cul-de-sac which has become widely regarded as one of the most sought-after addresses in Bewdley. There are a number of reasons why this is the case, including the fact that this location is right on the edge of some fantastic countryside and yet still convenient for accessing local amenities and the town centre. The subject property enjoys an excellent corner position on the cul-de-sac which affords good outside space including substantial parking for caravans, boats and the like.

Some of Worcestershire's finest countryside and woodland are right on the doorstep and within easy walking distance from the property. Amongst local beauty spots are Ribbesford Wood and the celebrated Wyre Forest nature reserve, the latter now recognised as England's largest woodland.

Also just moments away from here is St Annes primary school on Wyre Hill, an excellent asset to have nearby for those families with younger children.

The vibrant riverside town of Bewdley is around 1.3 miles away from the subject property and has much to offer. The town is packed with local history and interesting shops and boutiques, pubs and restaurants, and with many sporting clubs on the fringes of town including cricket, bowling and tennis. Bewdley is also to some wonderful attractions unique to the local area, including the West Midlands safari park and Severn Valley steam railway, the latter providing the most amazing train journeys through the countryside to neighbouring Arley and Bridgnorth.

Services

To be confirmed.

Council tax band - F

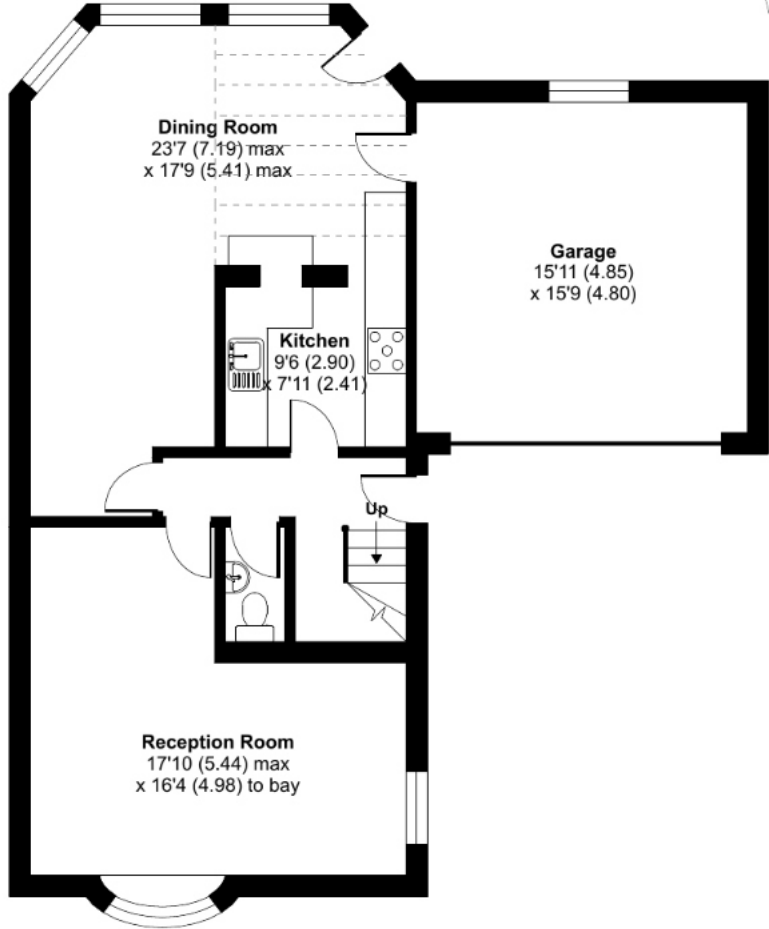


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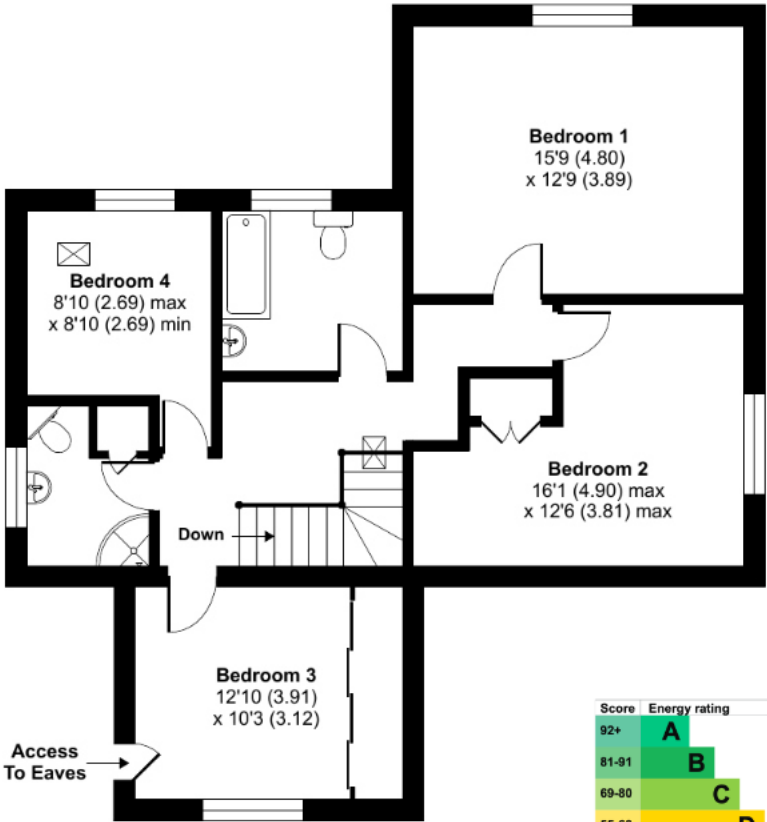
Denotes restricted head height



Approximate Area = 1494 sq ft / 138.8 sq m
 Limited Use Area = 99 sq ft / 9.2 sq m
 Garage = 250 sq ft / 23.2 sq m
 Total = 1843 sq ft / 171.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	72 C
39-54	E		
21-38	F		
1-20	G		



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com