






71 Kidderminster Road
Bewdley, DY12 1DG

Andrew Grant

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A fantastic opportunity to purchase this delightful traditional home, located just 0.6 miles from the historic town of Bewdley, set well back from the road on a superb plot of over one quarter of an acre.

Key features

- Traditional family home
- Wonderful location
- Large plot
- Set well back from the road
- Charming period features
- Downstairs cloakroom
- Detached garage
- Extensive rear garden
- Gated entrance
- Ample driveway parking

Freehold / 2,190 sq ft





This property is a delightful example of a classic inter-war residence, being sold for the first time in many decades and offering an excellent opportunity to purchase an individual home within the curtilage of Bewdley town.



The property sits nicely back from the road on a fantastic plot over one quarter of an acre in size, with superb mature gardens at the rear that stretch a long way from the residence. Internally, the house has a traditional charm with many appealing features, including a welcoming reception hall, period fireplaces and picture rails in most rooms.



Driveway

71 Kidderminster Road is set well back from the road behind a wooden gated entrance, which opens onto an expansive gravelled driveway capable of accommodating multiple vehicles.

The driveway leads to a detached garage, nicely tucked away at the side of the property and accessed via double wooden doors. From the driveway, a door provides access to the residence.



Entrance

Upon entering, one is greeted by a spacious and welcoming reception hall with stairs rising to the first floor and doors leading to the living accommodation, kitchen and WC.





Sitting Room

To the front of the ground floor, there is a cosy sitting room centred around an open fireplace with surround. Further features include a picture rail and a window to the front aspect.



Kitchen and Dining Room

At the rear of the ground floor, there is a good-sized kitchen that flows nicely into the adjoining dining room, creating a user-friendly arrangement ideal for families and socialising.

The kitchen features a 'Range' style oven, traditional style wooden wall and base units, an integrated dishwasher and space for various appliances, including a fridge freezer, washing machine and tumble dryer. A window provides lovely views of the garden and a door leads outside.

The neighbouring dining room exhibits nice period details, including a fireplace and picture rail, and overlooks the rear garden. A doorway provides access to a side conservatory.





Conservatory

The glazed conservatory is flooded with light from a glass roof and is an excellent place to sit or work from home, offering pleasant views of the garden and a door leading outside.



Bedrooms

The first-floor accommodation is accessed via the landing, which has a window to the side aspect, an airing cupboard housing the boiler and a loft hatch accessing the roof space.

The first floor comprises two spacious double bedrooms and a third single room, serviced by a well-proportioned bathroom with a separate shower.

Bedroom one is a good-sized double room with a picture rail and a lovely aspect overlooking the rear garden.

The second bedroom is another double room benefiting from a rural outlook overlooking meadows on the other side of Kidderminster Road and featuring a picture rail.

Bedroom three overlooks the rear garden and has a picture rail.





Bathroom

The house bathroom is generously sized and offers a corner shower cubicle, a panelled bath, a pedestal washbasin and a low-level WC.

Gardens and Grounds

A fantastic feature of the property is its established rear garden, which is extensive in size and provides this delightful traditional home with a quality family-friendly outside space. The gardens will no doubt appeal to keen gardeners and those with children whilst also providing plenty of scope for further extensions to the property.

Directly at the rear of the house is a substantial stone-paved patio with a sunken pond and Victorian-style lamps. Beyond here are sweeping lawns that extend a long way from the property and are bordered by many mature plants and fruit trees, including apple, pear, plum and damson. The gardens are secluded and benefit from gated side access.





Services

Mains gas, electricity, water and drainage.
Broadband is available at this property.

Council Tax - Band C

Location

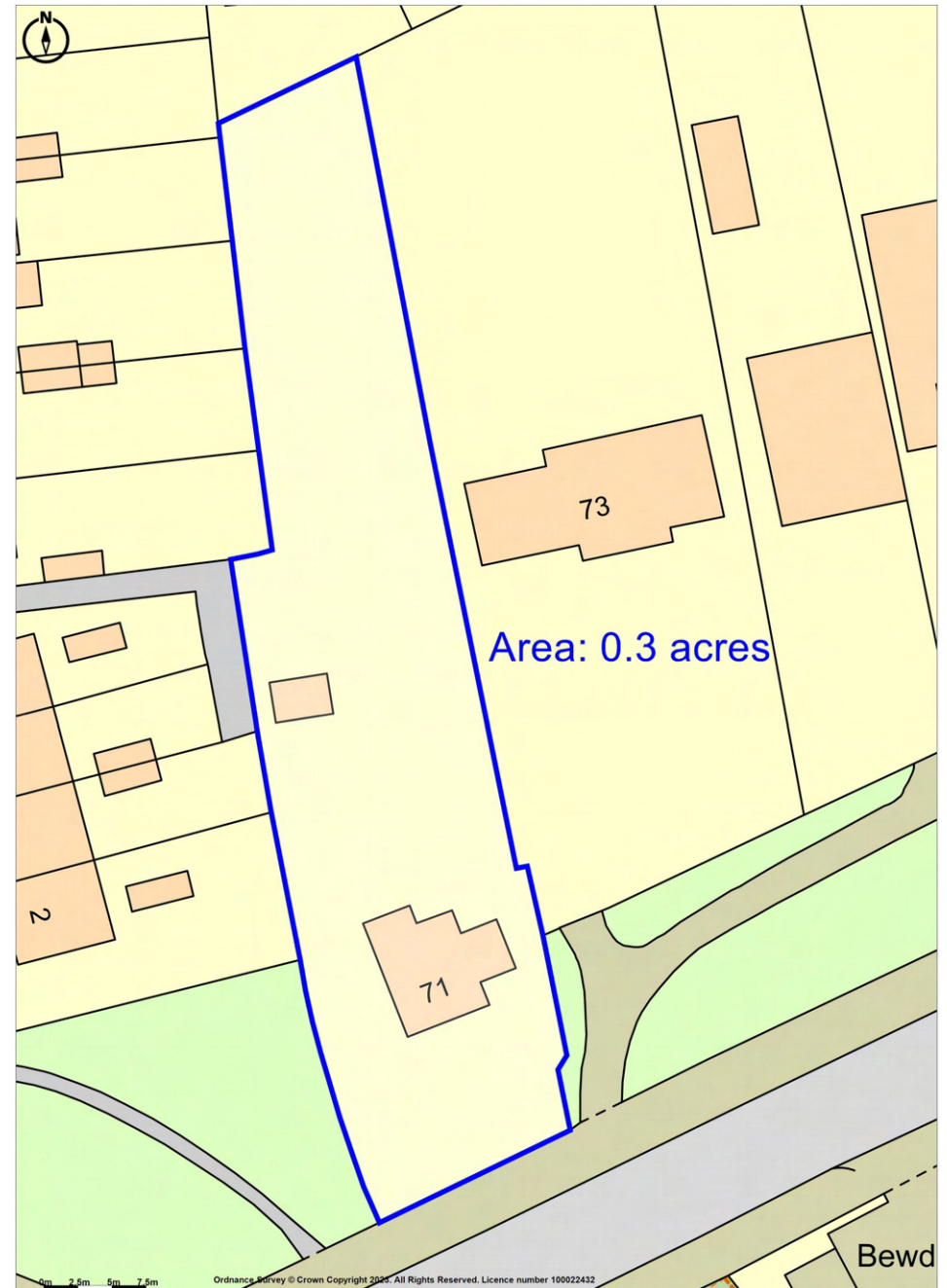
The property is set back from Kidderminster Road on a large plot with gated frontage and an extensive mature garden at the rear. This attractive traditional home also benefits from a pleasant outlook across neighbouring meadows. From here, a relatively flat walk of just 0.6 miles takes you into Bewdley town centre.

For those unfamiliar with Bewdley, this charming town offers an array of attractions and amenities. Explore the numerous interesting shops and boutiques, find everything you need at several local supermarkets, including Tesco and Sainsbury's, and indulge in a variety of dining options at waterfront eateries and traditional pubs.



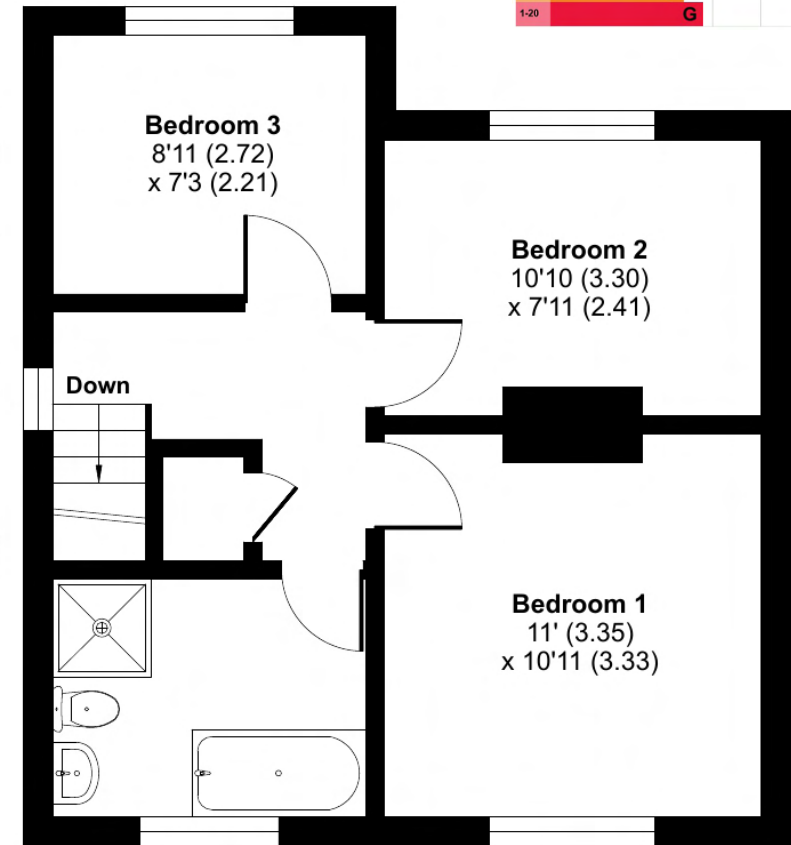
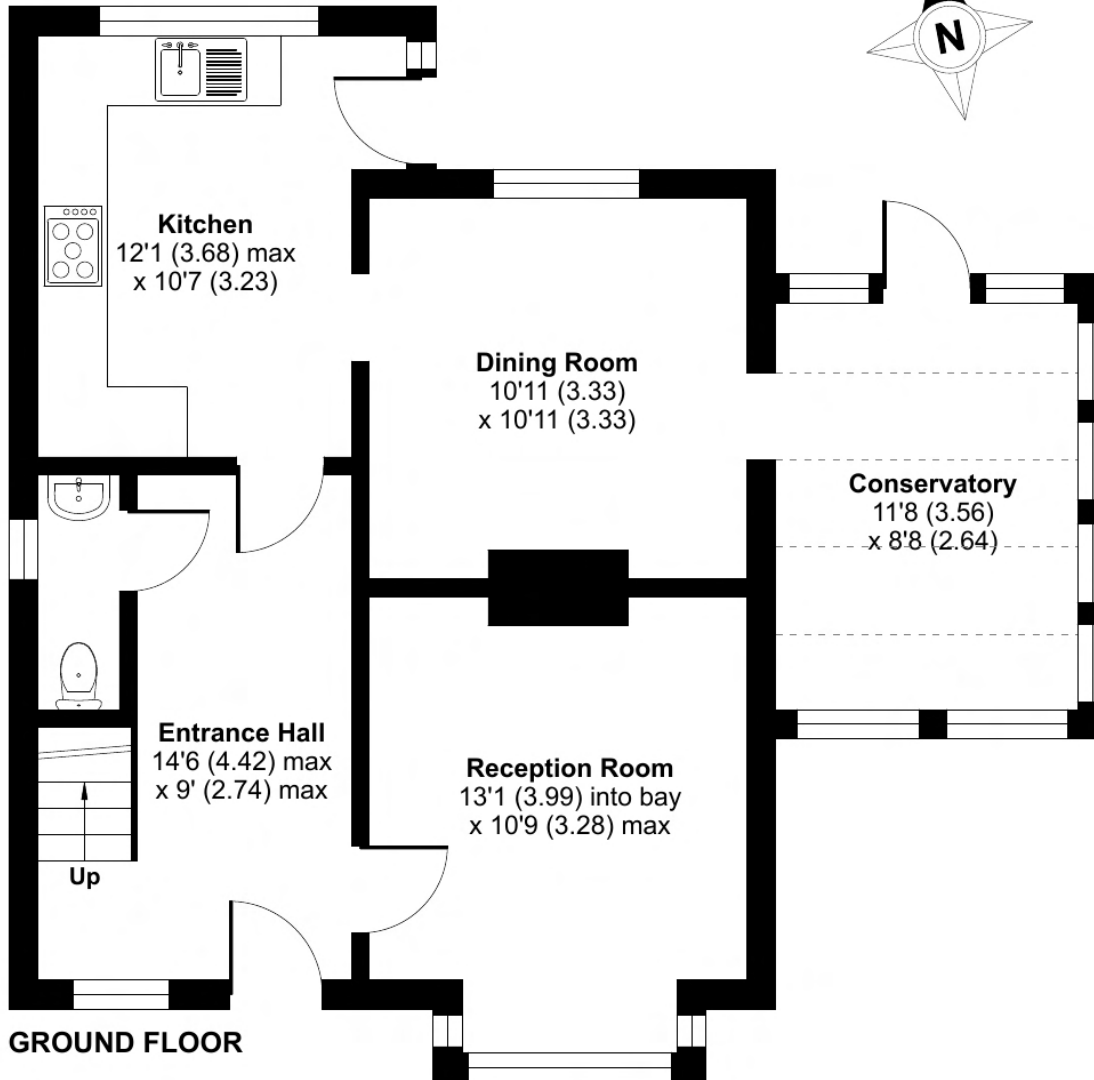
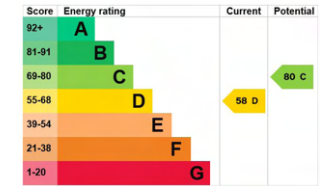
Unique attractions, such as the Severn Valley Steam Railway and Bewdley Museum, add to the town's character. Additionally, residents can partake in social activities at the local cricket club, bowling green and tennis club.

Nature enthusiasts will appreciate the abundance of beautiful countryside in proximity, providing the perfect setting for leisurely strolls. A country lane just yards away leads through fields and alongside the Severn Valley railway line, eventually emerging near the Blackstone Nature Reserve. Walks along the River Severn lead to other scenic spots like Trimpley Reservoir, Ribbesford Woods and the renowned Wyre Forest Nature Reserve, accessible from multiple points around the town.



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Total Approximate Area = 1,051 sq ft / 97.6 sq m



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1041986



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