




5 Bewdley Hill

Kidderminster, DY11 6BS

Andrew Grant

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Kidderminster, Worcestershire, DY11 6BS

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Guide Price £450,000

A highly individual, detached, split-level home with an incredibly adaptable layout, situated on an extensive plot approaching one-quarter of an acre.

Key features

- Individual detached split-level home
- Large 0.22 acre plot
- Substantially extended
- Exceptionally versatile layout
- Utility room and separate cloakroom
- Master with en-suite and dressing room
- Open plan living area
- South facing rear garden
- Brick and timber outbuilding
- Ample driveway parking for 5 cars

Freehold / 1,865 sq ft





An incredibly unique and versatile home that can cater to various requirements, likely appealing to buyers of all ages.

The adaptability of this property allows for three to five bedrooms across the three floors. The extended interior floods with light from a south-facing rear aspect and boasts high ceilings and a large living area, which offers an excellent blend of open-plan spaces and quieter, cosy places. The former are ideal for socialising and the latter are great for home working and those who appreciate quiet time. The internal footprint is extensive, having been substantially enlarged by the current owners.

Outside, a large south-facing garden awaits at the rear, providing the property with incredibly private outside space that is not overlooked. The plot, in total, extends to around 0.22 acres and includes a substantial block-paved driveway at the front.



Entrance

5 Bewdley Hill is approached via a block-paved driveway, which can accommodate around five cars. From here, a door provides access to the inside of the property.

Once inside, you are greeted by entrance and inner hallways featuring quarry-tiled flooring, doors leading to various ground floor rooms and steps descending to the kitchen.



Main Living Area

The impressive main living area consists of a two-tier room, semi-open plan, with a tall ceiling reminiscent of a Scandinavian lodge. The living room centres around a wood-burning stove, nicely positioned in the corner. There is tiled flooring, a window to the

side aspect and steps down to a lower living space, ideal for use as a dining area. Tiled flooring characterises the lower living room, illuminated by light flooding in through double-glazed patio doors that lead to the wonderful rear garden.



Kitchen

Flowing seamlessly into the kitchen, an archway enhances the space, providing a versatile area at one end, ideal for use as a snug, playroom or breakfast room. This light and airy section of the kitchen features tiled flooring and a window overlooking

the rear garden. The kitchen itself is fitted with quality Avanti wall and base units, complemented by Metro style tiling to the splashbacks, a built-in oven, work surfaces with an inset hob and extractor above, plus an integrated dishwasher and fridge freezer.



Utility Room and Cloakroom

Beyond the kitchen is a handy utility room with tiled flooring, wall and base cupboards, space/plumbing for appliances and downlighters. This section of the ground floor also features a downstairs cloakroom with a vanity unit and a low-level WC.

Playroom and Study

Two further rooms, nicely tucked away in a quiet corner off the hallway, complete the ground floor accommodation. Both rooms are a good size and can be used as bedrooms, additional living areas or study spaces, gyms, etc.

The larger of these rooms, currently being used as a playroom, features a full-height window to the front aspect, wood flooring and a Velux window. The other room is currently employed as a study, featuring two windows and a wooden-clad ceiling.





First Floor

The first-floor accommodation boasts similarly spacious, light and airy rooms with high ceilings and lots of timber, giving a European-style living feel. Providing useful and easily accessible eaves storage, the landing offers access to the three first-floor bedrooms and the bathroom.

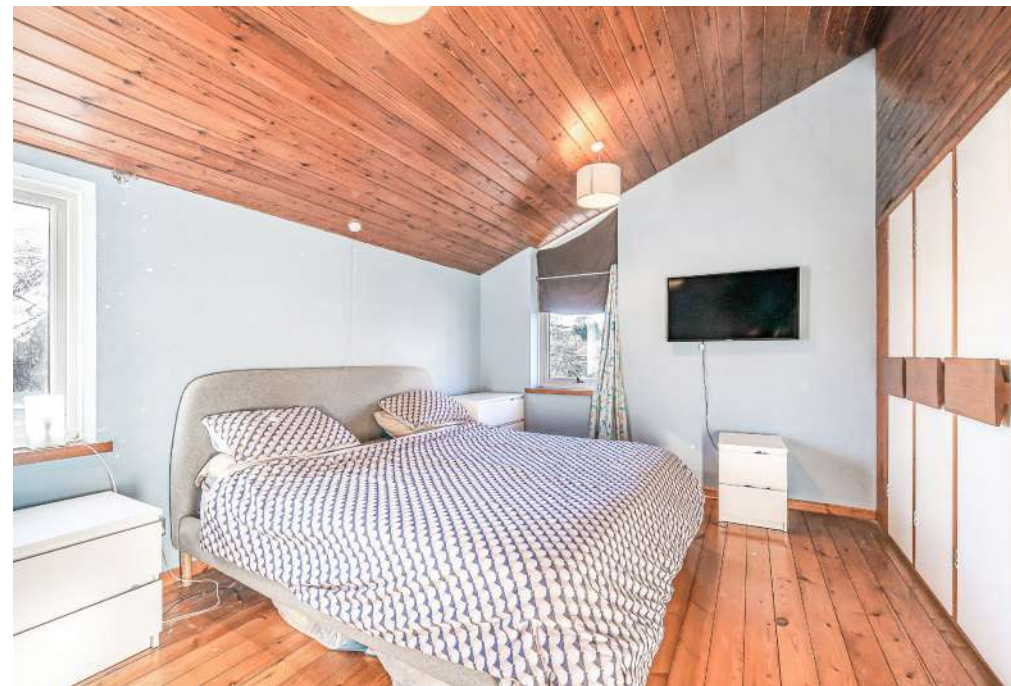


Master Suite

This excellent master suite has pine flooring, Velux windows and benefits from an adjoining dressing room and en-suite shower room. The dressing room is an excellent user-friendly space, while the light and airy en-suite has a Velux window, a shower cubicle, a chrome towel radiator and fitted furniture incorporating a washbasin and storage.

Bedrooms Two and Three

Bedrooms two and three are both spacious double rooms featuring lofty ceilings, pine flooring and fitted wardrobes. Both rooms also share a lovely south-facing outlook overlooking the rear garden.





Family Bathroom

A family bathroom completes the first-floor accommodation, featuring a panelled bath, a vanity unit, a chrome towel radiator, wood flooring and a window.



Gardens and Grounds

The property boasts the most wonderful south-facing rear garden, extensive in size, beautifully landscaped and incredibly private. This fantastic outside space will delight keen gardeners and families alike, offering something for everybody.



To the rear of the property is a full-width paved patio giving way to a long flat lawn that extends a considerable distance from the property. Halfway down the garden is a sheltered seating area perfect for al fresco dining, covered by a sloping timber gazebo.



At the far end is a useful lower section featuring a children's play area plus an allotment with raised beds. This area also includes a brick and timber outbuilding ideal for entertaining or as an office. Down the side is a further substantial patio area with a wood store.

Services

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

Council Tax - Band D

Location

The property is nicely set back from Bewdley Hill, which forms part of this leafy suburb of town. One appealing aspect of this location is its convenient proximity to nearby amenities and the centre of Kidderminster, which is just over a mile away.

If you take a leisurely stroll into Kidderminster from here, you may choose to pass through the delightful Brintons Park, only minutes away on foot from the property, a wonderful addition right on the doorstep. This beautifully maintained green space features seating areas, playing fields, recreational spaces and borders the fantastic waterways of the Staffordshire/Worcestershire canal. Kidderminster town offers a lot to its residents, including a good range of supermarkets and high street stores, along with numerous pubs, restaurants and riverside bistros. Bewdley Hill provides a convenient location for accessing local schools, with Baxter College conveniently situated just a short distance away on Habberley Road, within easy walking distance from the property.



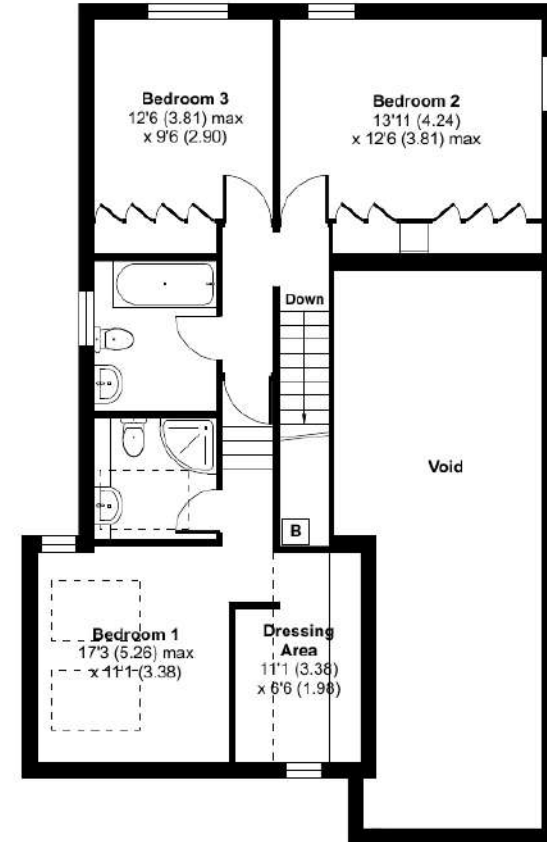
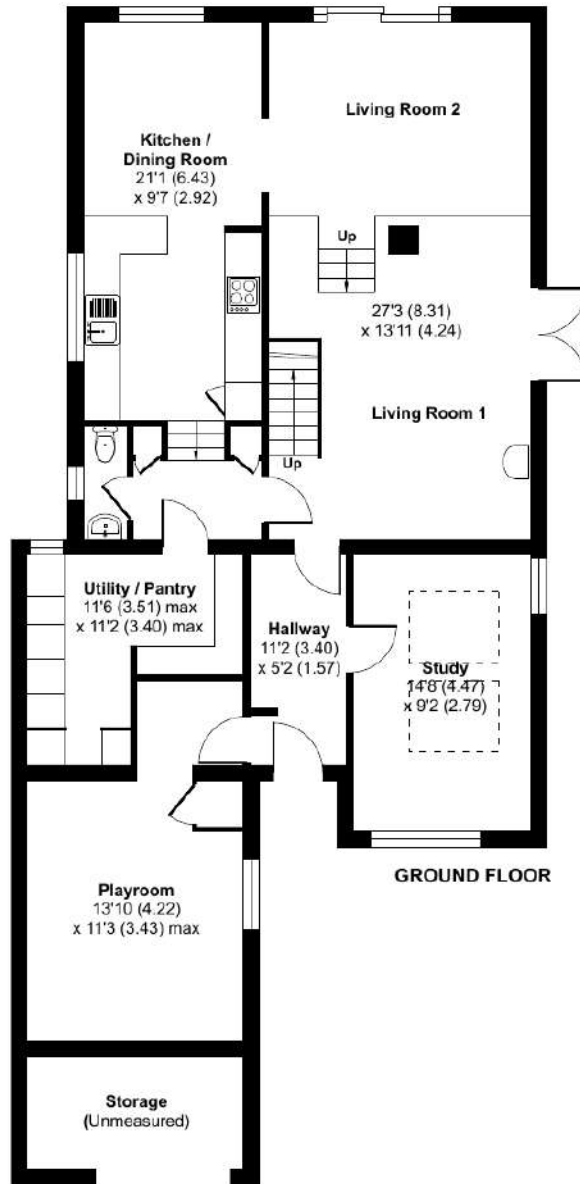
Bewdley Hill, DY11

Approximate Area = 1812 sq ft / 168.3 sq m (excludes void & storage)

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 1865 sq ft / 173.2 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1075647



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