



15 All Saints Avenue

Bewdley DY12 1EG

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 876 sq. ft.

KEY FEATURES:

- No onward chain
- Traditional semi-detached home
- Wribbenhall side of Bewdley
- Large corner plot
- Potential to extend STPP
- Mature south-facing garden
- Outbuilding
- Rear vehicular access
- Secure gated parking

A traditional semi-detached home, situated on the desirable Wribbenhall side of Bewdley, is offered for sale with no onward chain. Nestled on a significantly large corner plot, this property boasts a beautifully landscaped, mature south-facing garden and secure gated parking accessed via Shaw Hedge Road.

This property is nicely positioned on a large corner plot, boasting rear vehicular access that leads to secure gated parking and extensive rear gardens. The house itself would benefit from light modernisation and offers excellent scope for the new owner to imprint their own stamp on the interior. Additionally, there is excellent development potential here, with the large plot providing many opportunities to enlarge the footprint of the house and/or erect garaging, all subject to planning permissions.

Situation

This property sits nestled in a tranquil corner plot, set back from the bustle of All Saints Avenue. Its advantageous corner position not only provides a peaceful ambiance but also boasts a generously sized south-facing rear garden, larger than the average, complete with a secure parking area accessible via double gates from Shaw Hedge Road.



Situated within a traditional neighbourhood, All Saints Avenue offers easy access to all the charms of Bewdley and its surrounding suburbs. A leisurely stroll, approximately one mile distance and mostly flat, leads you to the heart of this picturesque riverside town. For those new to Bewdley, it is a delightful town with a plethora of attractions and amenities to explore. Wander through intriguing shops and boutiques, stock up on essentials at local supermarkets like Tesco and Sainsbury's and indulge in culinary delights at waterfront restaurants and cosy pubs.

Bewdley's character is further enriched by unique attractions such as the Severn Valley Steam Railway and Bewdley Museum. Residents also have the opportunity to engage in various social activities at the local cricket club, bowling green and tennis club.

Nature enthusiasts will find themselves enchanted by the surrounding countryside, perfect for leisurely walks. Country lanes near the property wind through fields and lead down to the river, offering hours of rambling amidst stunning landscapes. Nearby treasures include Trimpley Reservoir and the renowned Wyre Forest, England's largest protected woodland, easily accessible from various points around Bewdley.

Description

Pedestrian access to the front of the property is provided through a shared pathway from All Saints Avenue. Vehicular access to the rear is from Shaw Hedge Road, leading to double wooden gates and a parking area within the rear garden. The parking area is currently laid with concrete and offers potential for expansion if needed.

At the front of the property, a welcoming porch serves as the gateway into the entrance hall. Here, stairs ascend to the first floor, while doors offer passage to the ground floor accommodation.

Towards the rear lies a generously proportioned dining kitchen that spans the full width. This versatile space accommodates a dining area, complete with ample room for a table and chairs at one end. The kitchen features matching wall and base units, complemented by worksurfaces with an inset sink drainer. Additionally, there is a convenient understairs cupboard for storage. Essential appliances include a cooker, washing machine, fridge freezer and tumble dryer. Two windows overlook the garden, inviting natural light into the room, while a door provides access to the outside.

To the front of the ground floor, you will find a cosy living room adorned with a window offering views of the front aspect.





First Floor

Upstairs, the landing includes convenient features such as a loft hatch, a boiler cupboard and a window offering views of the side aspect.

The main bedroom is generously proportioned, offering ample space for a double bed. It features two windows that invite natural light, while a traditional tiled fireplace adds character.

There is a second spacious double bedroom, boasting a desirable south-facing orientation and a fitted wardrobe.





A third bedroom provides a cosy single room.

The bedrooms benefit from a bright and airy wet room, illuminated by dual aspect windows that flood the space with natural light. Complete with a shower area, pedestal washbasin and low-level WC.



Garden

A standout feature of this property is its expansive and mature garden, stretching to both the side and rear. This splendid outdoor expanse is a haven for families and gardening enthusiasts alike, boasting a southern exposure and remarkable seclusion. It comprises two lawned areas bordered by well-established privet hedges and includes a substantial raised patio nestled to one side. Adding to its appeal, a sturdy brick outbuilding offers ample storage space and exciting potential for future endeavours. The parking area, located towards the garden's far end, is conveniently accessed through double gates, while an additional side gate provides pedestrian access from the front of the house.

Services

Mains gas, electricity, water and drainage.

Council tax band - B.



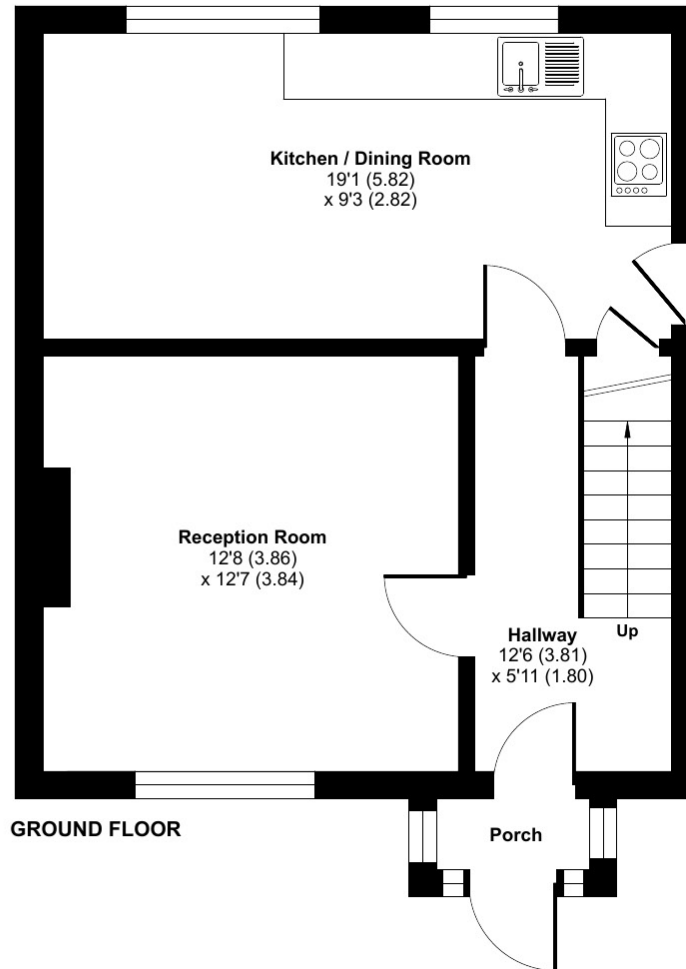




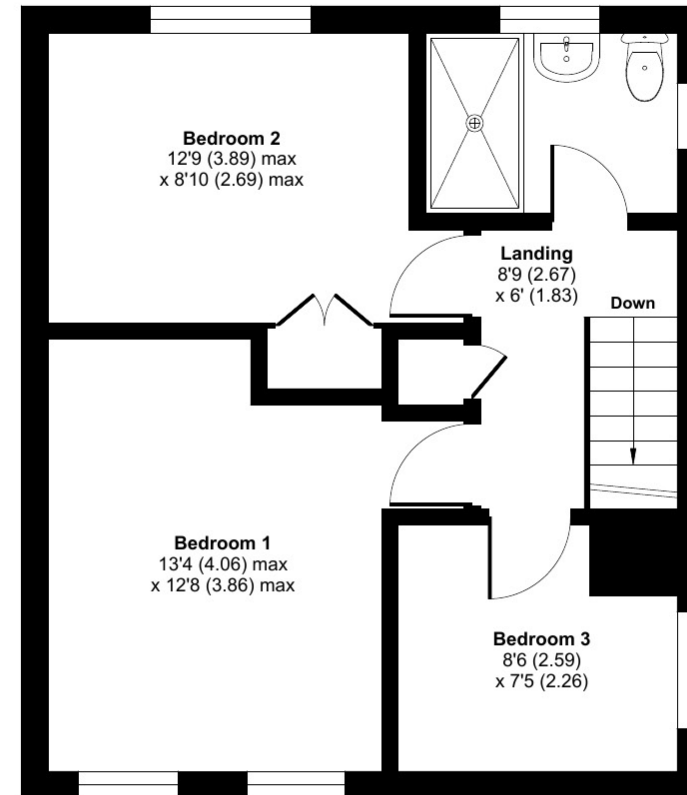
All Saints Avenue, DY12

Approximate Area = 876 sq ft / 81.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1106884



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	85 B



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