



Tree Tops

Bewdley, DY12 2QT

Andrew Grant

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Longbank, Bewdley, DY12 2QT

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Offers in excess of £400,000

A spacious detached dormer bungalow, perfectly suited for renovation, situated on the outskirts of Bewdley, offering appealing rural views.

Key features

- Offered with no onwads chain
- Detached dormer bungalow with expansive living space
- Ideal renovation project
- Easy access to Bewdley and the Wyre Forest
- Secluded positioning set well back from the road
- Ample driveway parking and integral garage
- Substantial garden with captivating countryside views
- Three spacious double bedrooms
- Convenient and practical utility and cloakroom

Freehold / 1,656 sq ft





Approaching Tree Tops a block-paved drive welcomes you, accentuated by twin brick pillars and an adjoining paved area, offering a charming entrance to the property. A garage to the side of the main house with an adjoining carport, providing ample covered parking space.



Entrance

Step through welcoming double doors into the entrance porch, an inviting doorway guides you into the spacious entrance hallway, seamlessly flowing into the open-plan dining room.

A series of doors branch off from here, leading to various rooms including the reception room, kitchen, ground floor bedroom and family bathroom.



Dining Room

The dining room impresses with its expansive size and exposed wooden boarded floors, providing an elegant and inviting ambiance for family gatherings and entertainment.

Reception Room

At the front of the property, a wonderfully spacious dual-aspect reception room, bathed in natural light streaming through its front and side-facing windows. This room features a decorative fireplace with an open hearth.

Notably, as the fireplace is a high-value antique, it is available via separate negotiation to the house.





Kitchen

Adjacent to the dining room and accessible from both the dining space and hallway, the well-equipped kitchen boasts wall and base units with elegant worktops. A side-facing window floods the area with natural light, while French doors in the breakfast room at the rear provide a bright and airy atmosphere.

Notably, all the white goods and the practically new freestanding Nexus Rangemaster cooker are included in the sale price.



Breakfast Room

The breakfast room conveniently connects to the kitchen and opens out to the rear garden. Whether you prefer a quick bite or a leisurely meal, this warm and cosy space provides a tranquil setting for a perfect spot to start your day.





Utility Room and WC

Flowing seamlessly from the breakfast room there is an incredibly practical utility room leading to the garage and a ground-floor WC. This utility space features base units, a sink with a drainer and ample room for a washing machine and dryer under the counter.

Like the kitchen, all white goods are included in the sale price.



Bedroom Three

Returning to the entrance hallway, away from the main living area, encounter a generously sized ground-floor bedroom with a side-facing window out to the garden.

Family Bathroom

Completing the ground-floor is the family bathroom comprising a WC, washbasin, bathtub and shower cubicle.



Bedroom One

As you ascend the staircase, a window-lit landing welcomes you, with doors on either side providing access to the bedrooms. The master bedroom offers a pleasantly spacious double room

with a wealth of built-in wardrobes. Its wonderful dual aspect floods the room with ample natural light and there is convenient access to the eaves for storage.



Bedroom Two

Bedroom two, also a double bedroom, features a rear-facing window, a washbasin, built-in wardrobes and access to the eaves for additional storage.



Gardens and Grounds

Surrounded by mature gardens, the garden boasts a generous lawn, complemented by a timber summer house and a small greenhouse, creating a tranquil and picturesque setting. Mature conifers provide natural screening from the main road, enhancing privacy and seclusion.

At the rear, a delightful patio area provides a perfect spot for outdoor relaxation and entertainment, completing the appeal of the property's exterior space.



Services

Mains water, electricity and drainage.

Oil-fired central heating with external boiler.

Council Tax - Band E

Location

Tree Tops enjoys a great semi-rural location on the outskirts of Bewdley, set back from the road in secluded grounds right on the edge of the Wyre Forest Nature Reserve. Nature lovers and horse riders will be thrilled by the proximity to England's largest protected area of woodland, spanning over 6,000 acres with miles of footpaths and bridleways leading to nearby villages and other local beauty spots. This fantastic natural habitat can be easily accessed from neighbouring St Johns Lane.

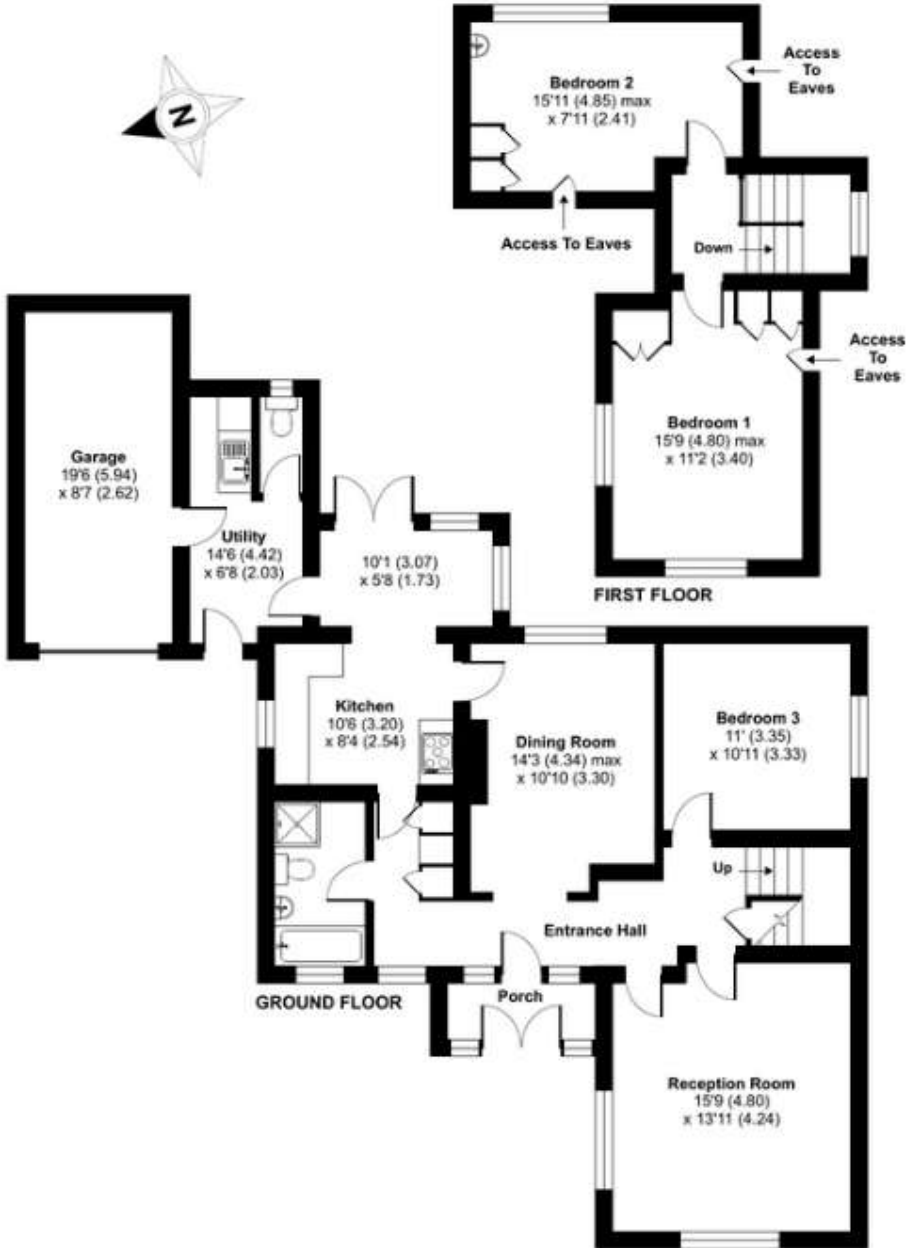
Considering how rural this location feels, it may be surprising to find that just 1.9 miles away is the historic town of Bewdley, a delightful picture postcard of a place steeped in history and teeming with activity. Bewdley offers numerous amenities and attractions, including many riverside pubs and eateries, interesting shops, a museum and the celebrated Severn Valley Steam Railway, providing scenic journeys along the River Severn to Arley and Bridgnorth. The town also hosts several sporting clubs, including rowing, tennis, bowls and cricket.

For families with children, respected primary and secondary schools are located on Wyre Hill and Stourport Road respectively, with the former just 1.1 miles from the property.



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Total Approximate Area = 1,656 sq ft / 153.8 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	31 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2022. Produced for G Herbert Banks LLP. REF: 855608



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