



22 Northwood Lane

Bewdley, DY12 1AN

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

A detached one-story property in Bewdley brimming with exciting potential for modernisation and personalisation.

- Detached one storey property
- Private off-road parking with space for more than one vehicle
- Secluded front and rear garden
- Two generously sized double bedrooms
- Large bay windows at the front of the property flood the property with natural light
- An exciting opportunity to transform this property into an idyllic family home
- Convenient location in Bewdley with a range of amenities on the doorstep

736 sq ft (68.3 sq m)





The kitchen

The kitchen holds significant potential for renovation and personalisation. It also conveniently leads on to the conservatory, providing an opportunity to create an open, airy living space with abundant natural light.





The conservatory

Overlooking the private garden, the conservatory offers the perfect opportunity to create a tranquil retreat or a versatile living space.



The living room

To the right of the property is the generously sized living room. The room is characterised by a large bay window which floods the space with natural light creating a bright, welcoming atmosphere.





Bedroom one

This primary double bedroom offers a spacious layout with a large bay window that allows natural light to fill the room, creating a bright and welcoming atmosphere. Its generous size provides flexibility for various furniture arrangements. With thoughtful updates, this bedroom can become a serene retreat within the home.



Bedroom two

This second double bedroom offers ample space and benefits from a large window that provides a pleasant view over the garden. Its size and layout make it versatile for various uses, whether as a comfortable bedroom, a home office or a guest room.



The bathroom

This bathroom, featuring a practical layout with a bathtub, sink and toilet, offers a solid foundation for a stylish and modern refurbishment.



The garden

This property offers a secluded outdoor space with mature shrubbery. With some landscaping and care, it has the potential to become a beautiful retreat for relaxation and outdoor activities. Additionally, the garden includes a patio area, which can be transformed into an ideal spot for outdoor dining, entertaining or simply enjoying the natural surroundings.



Location

Bewdley is a scenic town in Worcestershire, England, located along the River Severn, about 3 miles west of Kidderminster and 20 miles southwest of Birmingham. It offers a charming blend of historical appeal and natural beauty, surrounded by countryside and woodlands.

Transport links to Bewdley are convenient, with easy access via the A456 and A442 roads. Although it lacks a direct train station, the nearby Kidderminster station provides regular rail services to major cities like Birmingham and Worcester. Local bus services further enhance connectivity within the region.

The town boasts a range of amenities, including independent shops, cafes, and restaurants in the town centre. Outdoor enthusiasts can enjoy the nearby Wyre Forest, while the West Midlands Safari Park offers family-friendly activities. Bewdley also benefits from excellent educational institutions, comprehensive healthcare services, and well-equipped community centres, all of which contribute to a high standard of living for its residents.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

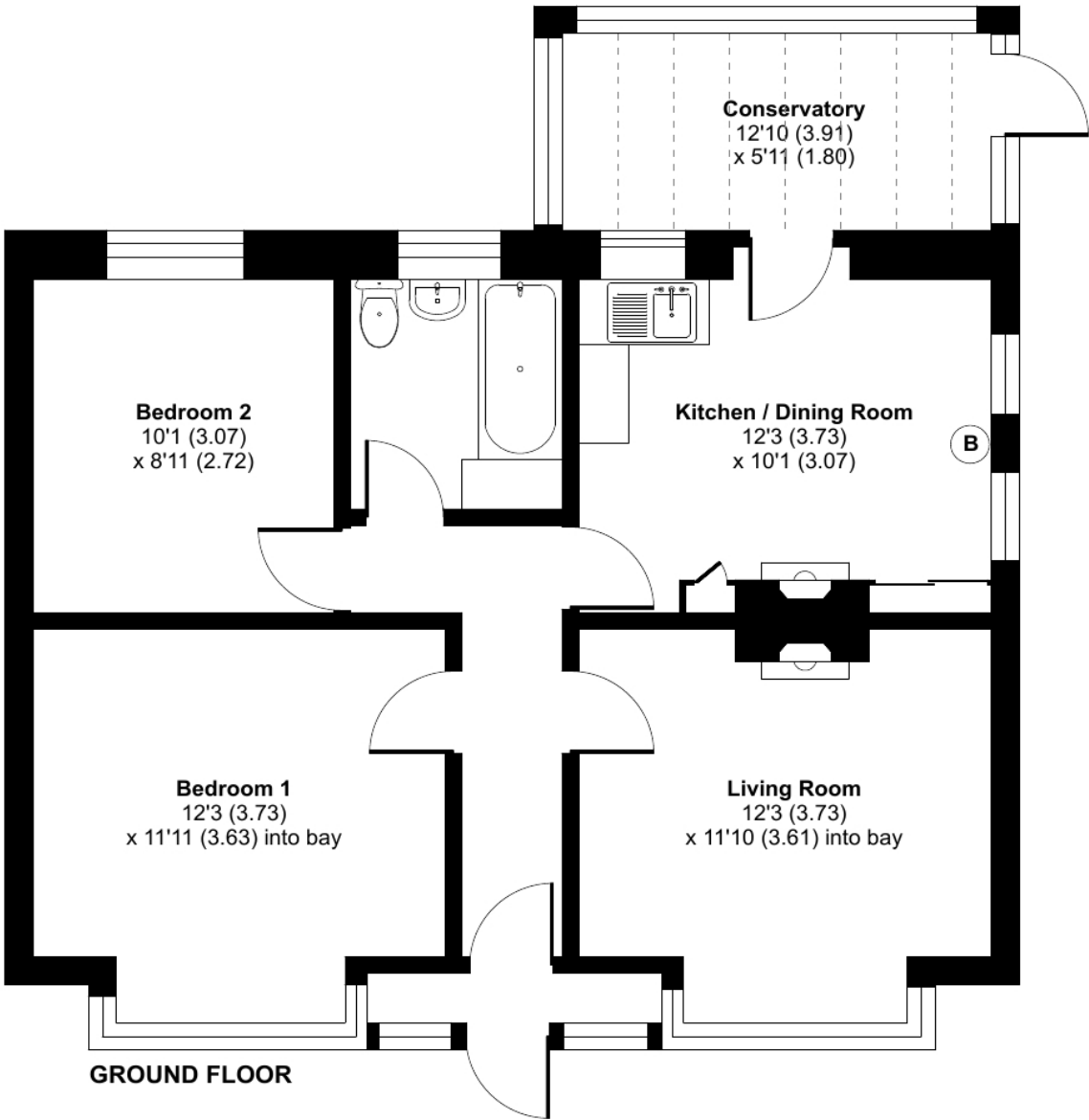
The Council Tax banding for this property is **Band C**



Northwood Lane, Bewdley, DY12

Approximate Area = 736 sq ft / 68.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com