



**15 Delamere Road**

Bewdley, DY12 1JU

**Andrew Grant**



# 15 Delamere Road

Bewdley, DY12 1JU

**3 Bedrooms   2 Bathrooms   1 Reception Room**

A modern family home tucked away at the end of a tranquil cul-de-sac, enjoying an expansive plot. Perfectly positioned near the town and countryside, this property offers exceptional outdoor space and potential for future expansion.

- Detached family home situated at the end of a quiet cul-de-sac.
- Set within a generous plot, extending to the side and adjoining an attractive green space.
- Unique split-level interior design with a bright and spacious first floor living area.
- Flexible accommodation with bedrooms located on both the ground and first floors.
- Planning permission secured for a substantial two-storey extension, with further potential for a rear kitchen extension (subject to planning).
- A spacious driveway with off road parking for multiple vehicles and an integrated garage for secure storage or additional parking.
- Situated close to local amenities, attractions and transport links.

The property offers incredible potential for development, with approved planning permission for a substantial two-storey extension. Additional scope exists for a rear kitchen extension, subject to planning, while still retaining a generous garden area.

**915 sq ft (85 sq m)**







## The living/ dining room

At the top of the stairs, a spacious and light-filled lounge/diner offers a delightful, elevated outlook. Dual double-glazed windows flood the room with natural light, and its layout provides an opportunity to create an open-plan space by combining it with the adjoining kitchen.







## The kitchen

The kitchen is fitted with matching wall and base units, an integrated oven with extractor, and space for additional appliances. A double-glazed door opens to the rear garden, offering convenient outdoor access.







## The primary bedroom

The principal bedroom is located on the ground floor, offering added privacy as it is tucked away from the main living areas and other bedrooms. The room is generously proportioned and features a large window that fills the space with natural light, creating a bright and inviting atmosphere. Additionally, the en suite shower area provides convenience and has great potential for further enhancement or expansion. The en suite features a shower, WC and basin.







## The second and third bedroom

The second bedroom is a spacious double, while the third is a well-proportioned single with useful built-in storage space. Both rooms enjoy views overlooking the rear garden, making them light and inviting spaces ideal for family members or guests.







## The family bathroom

Located on the first floor is the large family bathroom featuring a pedestal washbasin, low-level WC, radiator, and a panelled bath with an overhead shower.





## The loft room

The loft room is a versatile space featuring a Velux-style window, wood cladding, and a boarded floor. Currently ideal for storage or hobbies, this room offers excellent potential for conversion into a variety of uses, such as a home office, playroom, or additional bedroom (subject to necessary planning and regulations). Its adaptability makes it a valuable asset for buyers looking to maximize the property's potential.







## The garden

The expansive garden is a standout feature, offering exceptional outdoor space and privacy. A paved patio leads to raised beds and steps providing secure gated side access. The extensive lawn area, bordered by mature pine trees and adjoining a green space, is ideal for families and nature lovers. At the far end, a raised and sheltered area provides a perfect spot for enjoying the afternoon sun.





## Location

This property is situated in a peaceful cul-de-sac on the Wribbenhall side of Bewdley, adjacent to a mature green space.

The location combines urban convenience and rural charm. The historic town centre of Bewdley, less than a mile away, features a picturesque waterfront, boutique shops, pubs, and restaurants. Essential amenities, including major supermarkets, are within easy reach.

For recreation, Bewdley boasts a vibrant community with facilities for tennis, rowing, cricket, golf, and bowling. The Severn Valley Steam Railway, a local landmark, offers scenic journeys through the countryside.

Nature enthusiasts will appreciate the property's proximity to the Wyre Forest, Habberley Valley, and Trimpley Reservoir—each offering stunning walking trails and outdoor activities, ideal for families and dog owners alike.

This property represents an exceptional opportunity for buyers seeking a distinctive home with substantial outdoor space and future development potential.

## Services

The property benefits from mains gas, electricity, water and drainage. Broadband is also available.

## Council Tax

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





# Delamere Road, Bewdley, DY12

Approximate Area = 915 sq ft / 85 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 130 sq ft / 12.1 sq m

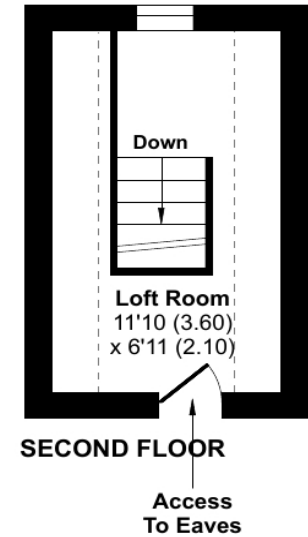
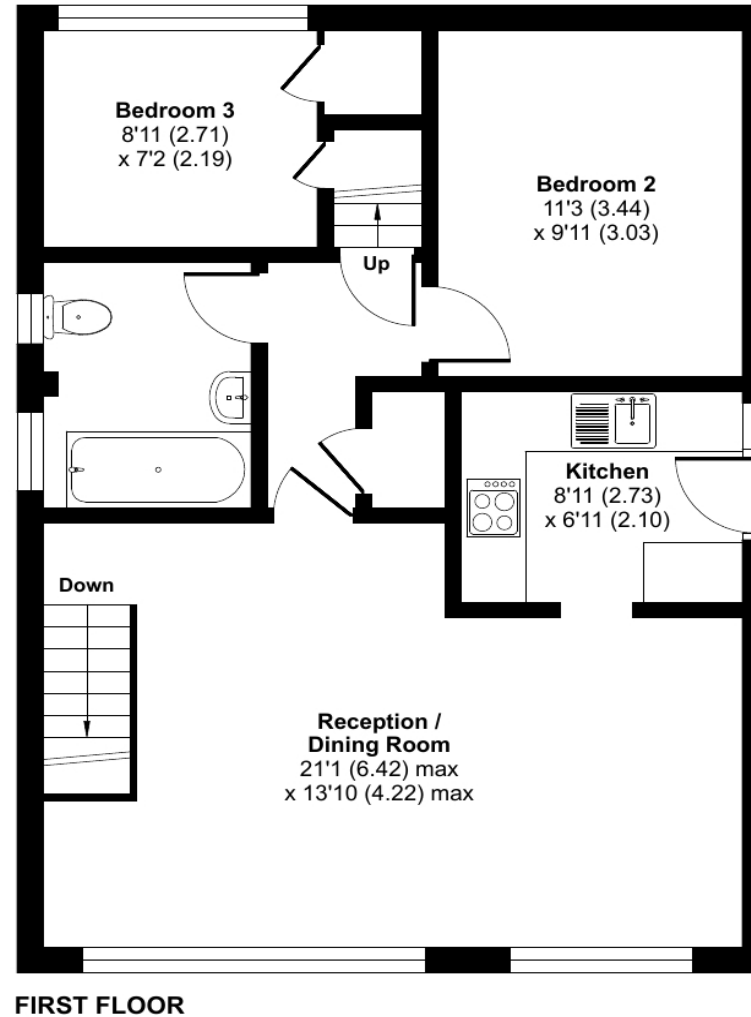
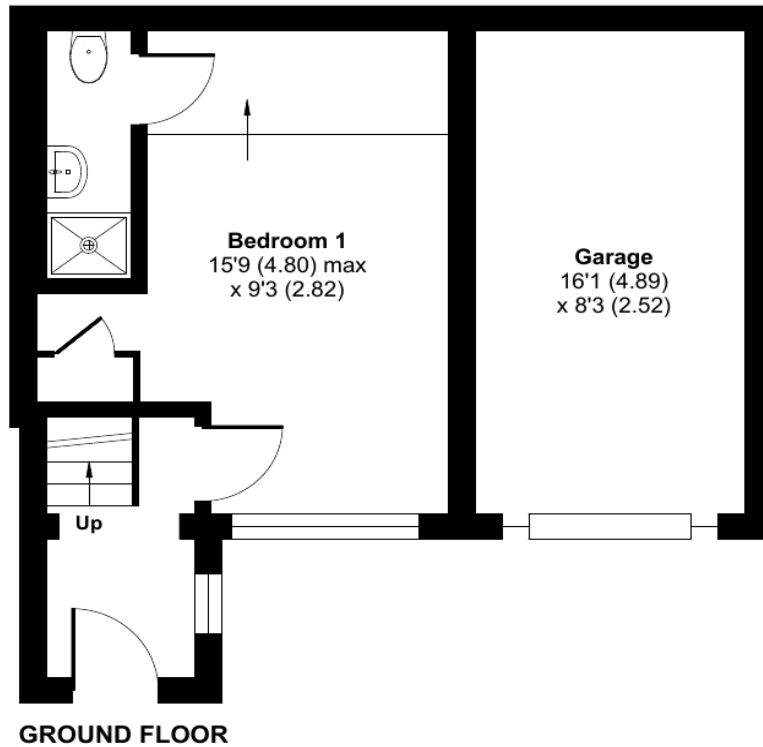
Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	82 B
39-54	E		
21-38	F		
1-20	G		



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.





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