



6 Elton road

Bewdley, DY12 2HR

Andrew Grant

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3 Bedrooms 1 Bathroom 3 Reception Rooms

A significantly extended and much improved family home nicely positioned on the fringes of Hales Park conveniently located for accessing town and countryside. Featuring three good sized bedrooms, a spacious kitchen diner, adjoining office and snug plus two other reception rooms.

- A significantly extended and much improved three-bedroom family home ideally located on the edge of Hales Park, offering easy access to both town amenities and surrounding countryside.
- Features an expansive and beautifully refitted L-shaped kitchen/diner, perfect for family living and entertaining, with integrated appliances and abundant natural light.
- Offers highly versatile living space including an office/snug area, conservatory, and multiple reception rooms, ideal for modern lifestyles and home working.
- The rear garden is well-designed with a patio, raised decking for al fresco dining, lawn, and bamboo screening providing privacy and a leafy backdrop.
- A generous tarmac driveway accommodates 3–4 vehicles and leads to an attached single garage with power, lighting and access to the rear garden via a useful lobby.

1393 sq ft (129.4 sq m)





The living room

To the front of the ground floor is a good sized living room centred around a fireplace which has potential to incorporate a wood burning stove should the new owner so wish.



The kitchen

At the rear of the ground floor is a fantastic kitchen, incredibly spacious with lots of natural light flooding in. This excellent L-shaped room, refitted and reconfigured in 2019, is great for modern family living and entertaining. Featuring light coloured Shaker style wall and base units, an induction hob and double oven, built-in microwave and space/plumbing for a washing machine and tumble dryer.





The dining area

This bright and airy dining area forms part of the spacious L-shaped kitchen/diner. With neutral tones, stylish flooring, and a charming round dining table, it's an inviting spot for everyday meals or casual entertaining, conveniently positioned adjacent to the main kitchen workspace.





The snug/study area

Adjoining the kitchen is a highly versatile room which is part divided and can accommodate a study area and snug in one place. Double glazed patio doors from here flow nicely to the adjoining conservatory.





The conservatory

A double glazed conservatory completes the ground floor accommodation, providing a warm and sunny space overlooking the rear garden.



The cloakroom

The entrance hall features a spacious downstairs cloakroom/WC providing storage and ample room for hanging jackets and coats .



Bedroom one

This spacious bedroom enjoys a pleasant, leafy outlook to the front and is finished in soft, neutral tones. The room offers excellent proportions and natural light, making it a comfortable and inviting space ideal for relaxation.



Bedroom two

This well-proportioned second bedroom enjoys a peaceful rear aspect with garden views and excellent natural light from a wide window. The room offers generous floor space and a neutral finish, making it ideal for use as a double bedroom, guest room, or a spacious workspace.



Bedroom three

This bright third bedroom enjoys a pleasant rear outlook and benefits from excellent natural light through a large window. Neutrally decorated with a clean, contemporary finish, the room is a good size and offers versatile potential as a bedroom, home office or hobby room.



The family bathroom

The well appointed family bathroom is nicely equipped with a P-shaped bath featuring a monsoon shower above, chrome towel radiator and streamlined fitted furniture incorporating a wash basin, storage and low level WC with hidden cistern.



The garden

At the rear of the property is a neatly designed garden with paved patio and raised decking ideal for entertaining and al fresco dining. In the centre of the garden is a lawned area and at the far end bamboo screening provides a leafy backdrop and privacy from neighbours.



Location

The property is nicely situated on Elton Road bordering Hales Park estate, a popular suburb of Bewdley on the western side of town. This excellent location offers convenient access to the town and nearby countryside, both of which are within easy reach from here.

The vibrant town centre is just 0.7 miles from here and has such a lot to offer, with winding period streets filled with interesting shops, numerous pubs and waterfront restaurants. The town also hosts several sporting clubs, including rowing, tennis, bowls and cricket. It is also home to several unique attractions including West Midlands safari park and the wonderful Severn Valley steam railway.

For families with children Elton Road is a great place to be, with St Annes primary school located on nearby Wyre Hill just minutes' away on foot.

Outdoor enthusiasts will delight in this location, especially as the Wyre Forest Nature Reserve, England's largest protected woodland, is right on the doorstep. This natural oasis is fantastic for walking, cycling and horse riding, spanning around 6,000 acres and leading to other villages and local beauty spots.

Services

This property is serviced by mains gas, central heating, broadband, electricity and water.

Council Tax

This property is council tax **band D**



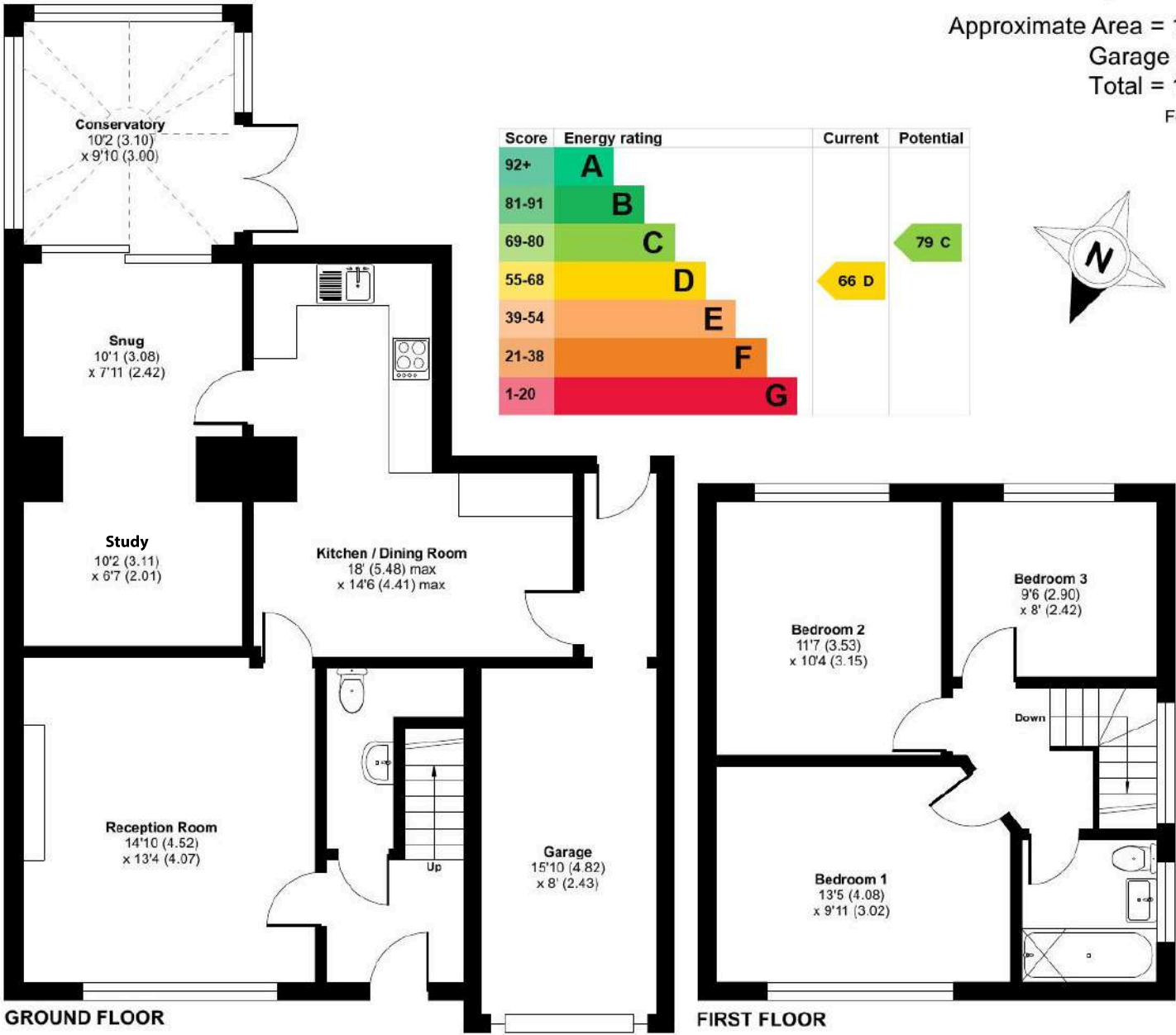
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Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale





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