



29 Hales Park, Bewdley, DY12 2HU

BERRIMAN
EATON

A pleasant three bedroom semi detached family home, on the ever popular Hales Park development

Offers Over
£255,000

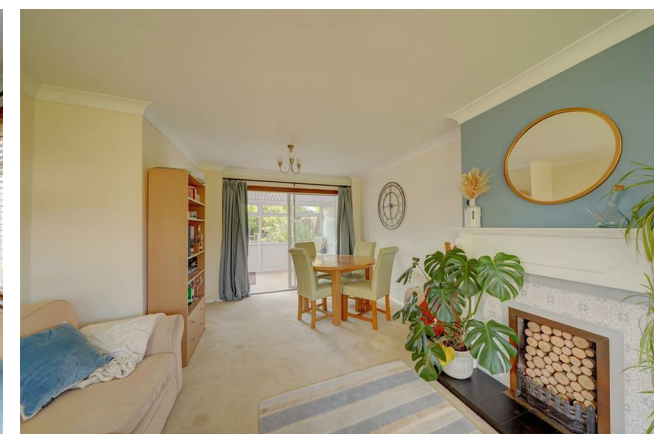
LOCATION

The historic town of Bewdley offers excellent shopping, restaurants and schools in a wonderful position beside the River Severn. It is also home to one of the stations for the Severn Valley Steam Railway. Worcester is to the South east and has all that would be expected of a cathedral city including a wide range of shops and services, excellent schooling in both the private and state sectors. Premiership Rugby, County Cricket and Horse Racing on the banks of the River Severn. Regular trains run from Kidderminster, Droitwich and Worcester and will connect to Birmingham and London. The surrounding landscape is characterised by woodland, valleys and rolling hills with impressive views. Local beauty spots including Trimley reservoir, the historic village of Arley and Habberley Valley can be found nearby.

DESCRIPTION

Comprising three bedrooms, lounge, conservatory, kitchen and family bathroom. All double glazed with gas fired central heating. Good off road parking, replaced large detached garage, private garden and shed.

Certainly a must see property!





RECEPTION HALL Having stairs rising to the first floor accommodation, with recessed built in cupboard. Side facing window, radiator, coving to the ceiling, ceiling light point and telephone point. French doors open into the

LOUNGE 20' 2" x 12' 1" (6.15m x 3.68m) Large front facing window, two radiators, attractive fire surround with tiled surround. Open fire, (Please note we are not aware if the chimney is in working order and any potential buyer must satisfy themselves of this) Coving to the ceiling, aerial point, two ceiling light points, large sliding patio to the rear conservatory and door into the kitchen.

CONSERVATORY 9' 4" x 7' 9" (2.84m x 2.36m) Constructed from UPVC double glazed units. Polycarbonate roofing, wall light point, sliding patio door to side elevation.

KITCHEN 8' 10" x 6' 7" (2.69m x 2.01m) Cream fronted units to wall and base, with the latter boasting complimentary roll edged working surface over. Inset 1 1/2 bowl stainless steel sink unit with mixer tap over. Inset four ring electric hob unit with modern extraction over. Built in electric oven. Fully tiled walls. Ceiling light point, rear window and door thus flooding the room with good natural light. Wall mounted Worcester Bosch gas boiler which provides the domestic hot water and central heating requirements for this property. Tiled flooring, space and plumbing for washing machine. Useful under stairs storage with consumer unit and both gas and electric meters. The tiled flooring continues from the kitchen.



STAIRS AND LANDING Stairs rising to the first floor accommodation. Window on the stairs flooding this area with good natural light. Ceiling light point and access to the roof void.

BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m) Fully tiled walls, ceiling light point, rear facing window, radiator with TRV. Panelled bath, having wall mounted shower and fitted shower screen. Pedestal wash hand basin and close coupled WC suite.

BEDROOM 12' 2" x 10' 6" (3.71m x 3.2m) Ceiling light point, large window to front elevation and radiator with TRV.

BEDROOM 9' 11" x 9' 10" (3.02m x 3m) Rear facing window ceiling light point and radiator with TRV.

BEDROOM 7' 3" x 6' 0" (2.21m x 1.83m) Front facing window radiator with TRV, ceiling light point and recessed airing cupboard.

OUTSIDE

OUTSIDE Stocked borders, with two paved patios, lawn, Pear tree and wooden shed. Outside lighting and tap. The garden is fully enclosed and there is a wooden gate to side with access to frontage.

GARAGING 24' x 10' A fine example of a pre fabricated concrete sectional garage. Having up and over metal door to frontage. Two side doors one being extra large (4ft wide) for ease and two double glazed windows to side and rear elevations. Painted insulated concrete flooring. Dry lined and insulated. With power, lighting and USB point.

The garage could easily be a workshop, gym, playroom or office, not forgetting it is more than adequate to take a vehicle as well!





Find and navigate to the exact location of this property by searching its 3 word address /// social.slogged.strumming. using the <https://what3words.com/products/what3words-app/>

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

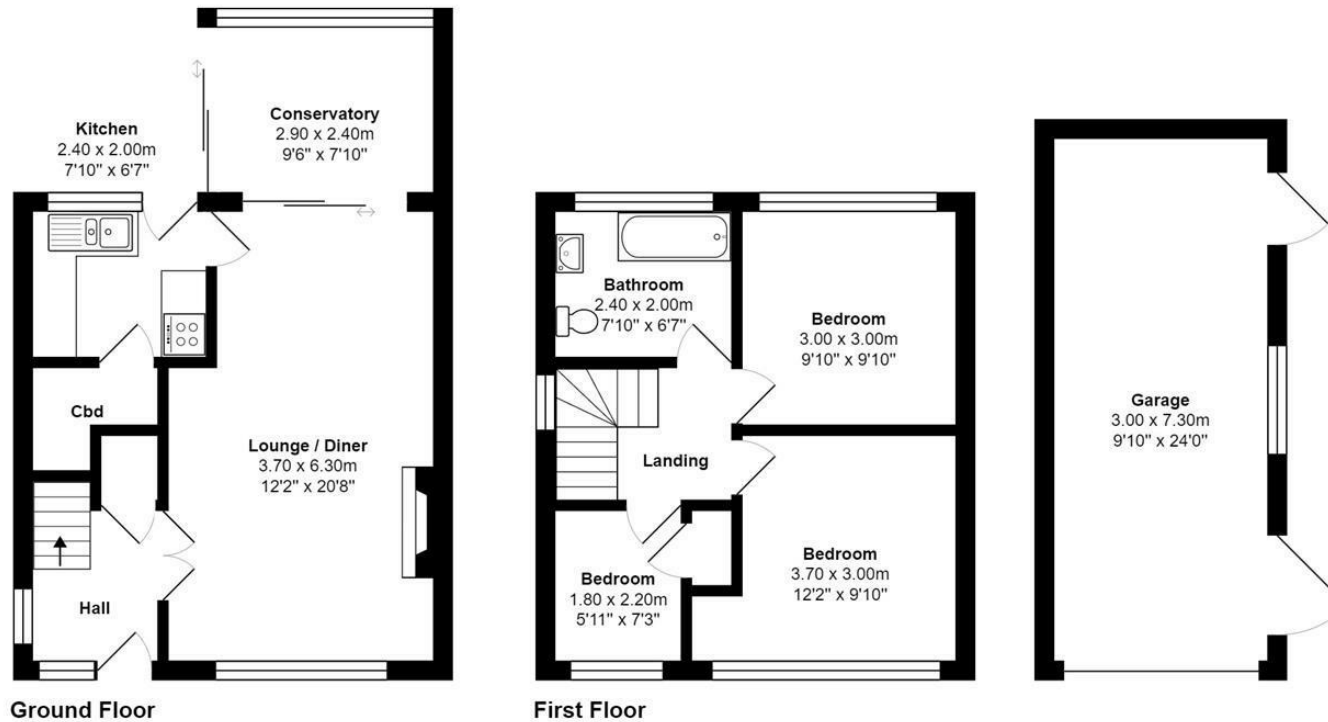
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows the four main providers have likely coverage indoor and outdoor.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Total Approx Area: 64.0 m² ... 689 ft² (excluding conservatory, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: D

In order to view this property or if you are considering selling, contact us on:

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