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92 Wyre Hill, Bewdley DY12 2UG

Asking Price £275,000

92 Wyre Hill

Located on the popular road of Wyre Hill in Bewdley, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The reception room provides ample opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

The house features two bathrooms, ensuring that morning routines run smoothly and providing added privacy for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

Outside, the property boasts parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

This semi-detached house on Wyre Hill is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant and welcoming community. Do not miss the chance to view this lovely home.





Approach

Approached via stone chipped driveway with access to side via pathway with gate into the garden.

Entry Hall

With central heating radiator, wood flooring and storage cupboard for coats and shoes. Doors lead to:

Shower Room

With tiling to half walls, low level w.c., fitted vanity sink and shower cubicle with hand held shower and drench head over.

Kitchen 9'6" x 7'10" (2.9 x 2.4)

With double glazing window to front, wood flooring and fitted wall and base units with worksurface over. There is a fitted sink with drainage, oven and grill with glass hob over and space and plumbing for white goods.

Living Room 15'5" x 12'9" (4.7 x 3.9)

With double glazing window to rear and French doors out to the patio, central heating radiator and wood flooring. There is a feature electric glass fireplace and stairs to the first floor landing with glass banister and understairs storage cupboard.

First Floor Landing

With central heating radiator, large storage cupboard and stairs leading to the second floor landing. Doors lead to:

Bedroom One 13'1" max 9'6" min x 11'9" max 9'2" min (4.0 max 2.9 min x 3.6 max 2.8 min)

With double glazing window to rear and central heating radiator.

Bedroom Two 12'9" max 9'2" min x 9'6" max 6'2" min (3.9 max 2.8 min x 2.9 max 1.9 min)

With double glazing window to front and central heating radiator.

Shower Room

With obscured double glazing window to front, tiling to floor and to walls. There is a fitted vanity unit with sink basin and low level w.c. and fitted corner shower cubicle with hand held shower over.



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Second Floor Landing

With three eaves storage cupboard and door into loft room.

Loft Room 13'5" x 10'5" (4.1 x 3.2)

With double glazing skylight to front and to rear and four eaves storage cupboards.

Garden

A lovely space with far reaching views offering a block paved patio leading to lawn, shed for storage and established borders with fence panels and gate to side for access.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is B.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

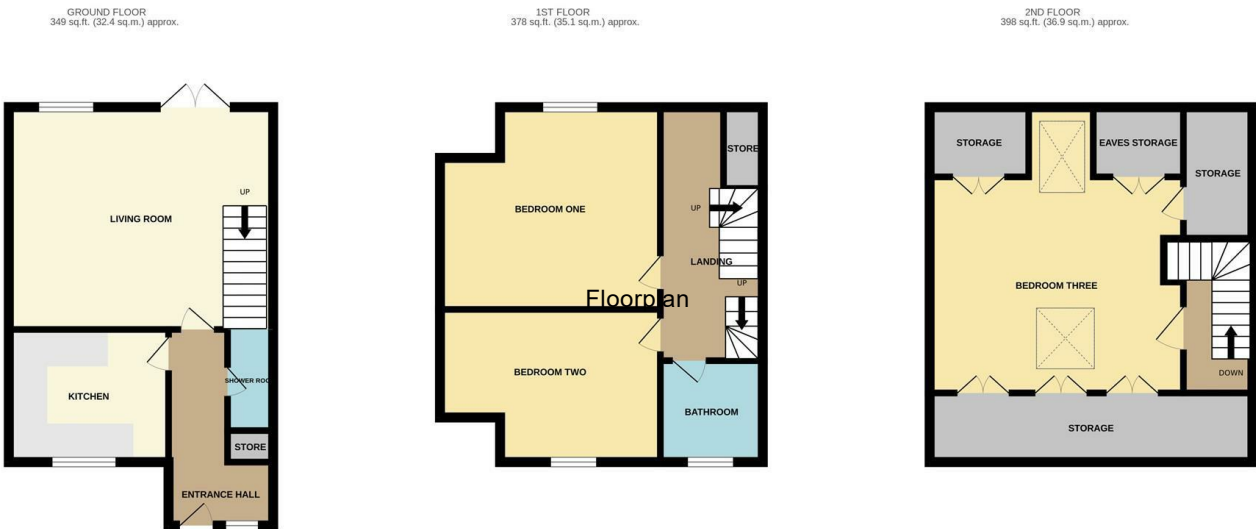
Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.



We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

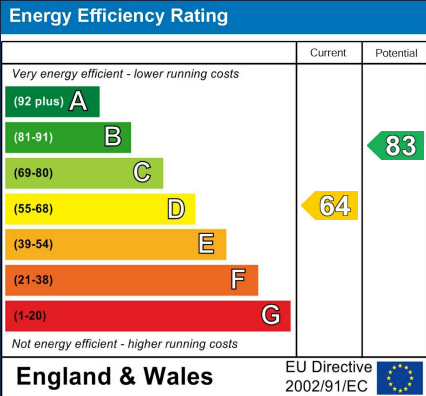
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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