



Flat Over 49 Load Street, Bewdley, Worcestershire

G HERBERT
BANKS

EST. 1898

Flat over 49 Load Street
Bewdley
Worcestershire
DY12 2AP

A full refurbished Georgian Duplex Apartment located in the midst of Bewdley High Street.

Conjoining Kitching/Living Room, Two Double Bedrooms, Large Shower room.

Situation

No 49 Load Street is an attractive Georgian Building located on the main shopping street in the riverside town of Bewdley.

The property is within easy reach of all of the town's fine selection of shops, together with easy access to attractive riverside walks.

Bewdley is a picturesque and very desirable town with some remarkable historic period buildings. It provides an extensive range of amenities including everyday shopping facilities, a number of independent restaurants and public houses and junior and senior schools. More extensive amenities can be found in the nearby town of Kidderminster together with the cities of Worcester and Birmingham.

The property lies a short driving distance from the beautiful Wyre Forest which provides many rewarding walks together with superb biking and riding opportunities.

Kidderminster has an excellent rail link to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold (Droitwich).

Description

A beautifully refurbished two-bedroom flat in the heart of Bewdley. Situated above No. 49 Load Street, this charming Georgian property offers the perfect blend of period character and modern convenience.

Accessed via a shared alleyway from Load Street, the flat has it's own private entrance. Inside. The property has been finished to a high standard.

Featuring a spacious open-plan living area with exposed beams, sash windows offering views over the town centre, and a feature fireplace. The stylish kitchen includes sleek grey matt units, modern appliances (including an electric hob, integrated dishwasher, washing machine, and tall fridge freezer), and a modern gas central heating boiler.

Upstairs, the flat comprises two bedrooms—one overlooking Load Street and the other facing the rear—as well as a generous fully refurbished shower room with a walk-in shower, contemporary fittings, and tiled walls.

GENERAL INFORMATION

Services

Mains water, electricity, gas and drainage. Gas fired central heating via a condensing boiler. There is an alarm.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

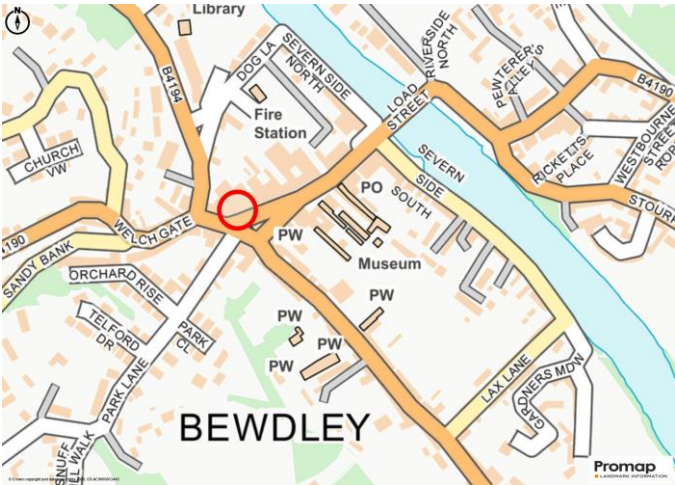
The EPC was carried out in March 2025 with a rating 71/C; potential 77/C.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

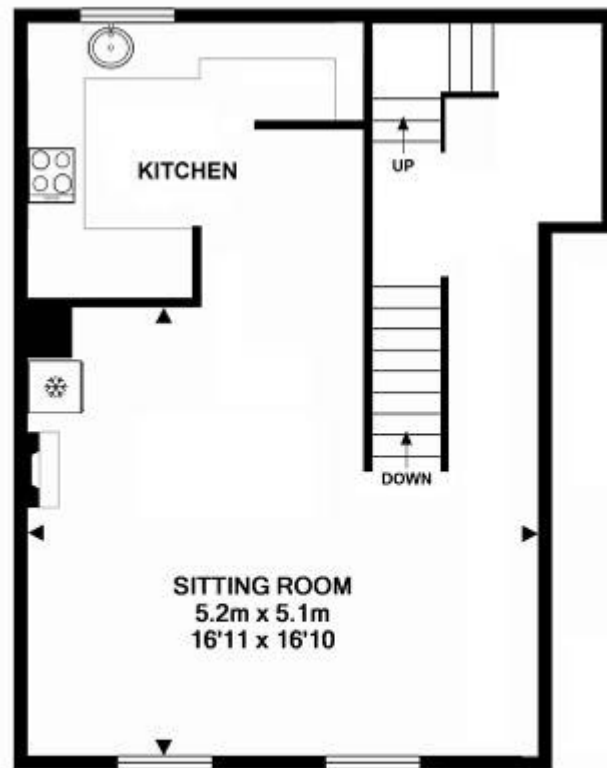
To drive from Kidderminster to 49 Load Street in Bewdley, start by heading west out of Kidderminster town centre on the A456, following signs for Bewdley. Continue on the A456 for about three miles, then take the left exit signposted for Bewdley Town Centre. This road becomes Bewdley Hill and then Kidderminster Road as you descend into the town. At the roundabout at the bottom of the hill, take the second exit onto Load Street (B4190). Drive a short distance along Load Street, and number 49 will be on your right, near Bewdley Museum and local shops. Parking is available nearby at public car parks such as Dog Lane Car Park or Load Street Car Park.



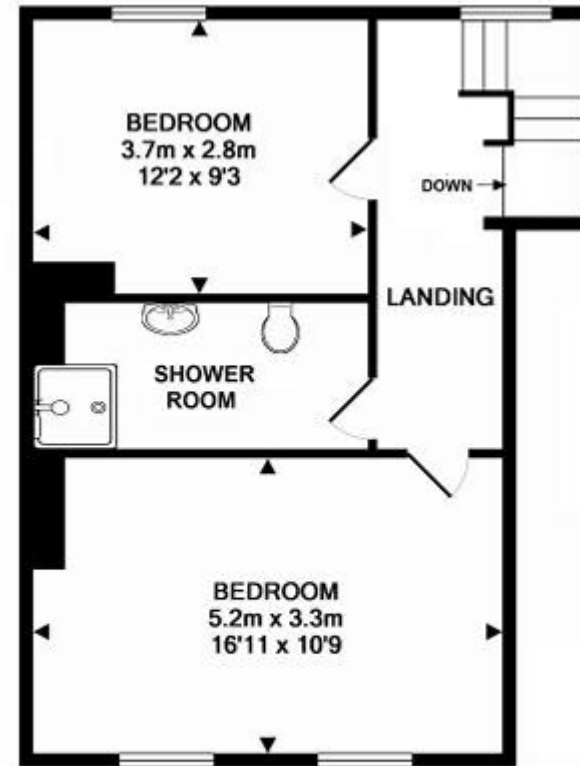
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

49, LOAD STREET
TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (995 SQ.FT.)

Made with Metropix ©2015
This illustration is drawn for identification purposes only.



1ST FLOOR
APPROX. FLOOR
AREA 43.7 SQ.M.
(471 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 42.6 SQ.M.
(458 SQ.FT.)

**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

