



**1 Muskoka**  
Bewdley DY12 2BJ

**David Jones**  
The **North Worcestershire** Property Expert

 **The  
Property  
Experts**

# 1 Muskoka, Bewdley

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An amazingly spacious and particularly well presented three bedroom detached bungalow offering excellent living space which really must be seen to be fully appreciated.

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*To see video, legal pack and  
more information scan QR code*



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**Occupying a cul-de-sac position close to the centre of Bewdley, this detached bungalow really cannot fail to impress. With it's neatly presented and well proportioned interior providing an attractive proposition for families or couples seeking a spacious single storey residence in the town.**

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**Property at a glance**

Detached Bungalow

3 Bedrooms

En-suite Bathroom to Master Bedroom

Well Presented

Rear Decked Patio Area

Conservatory

Large Open Plan Kitchen Dining

Cul De Sac Location

Driveway





The hub of the home is undoubtedly the large open-plan kitchen & dining area, over 24' in length with the kitchen fitted out with a comprehensive range of cream wall & base cabinets, and central island.

The work surfaces feature pop-up power points and a ceramic twin bowl Belfast sink, whilst integral appliances include an AEG electric oven plus AEG ceramic hob with warming function and dishwasher.

The slate-effect tiled floor extends through to the front entrance foyer, which doubles as a utility room fitted with a work surface incorporating circular sink bowl and space beneath for the usual appliances.

To the rear of the kitchen is a light and airy dining area, with double doors out to a decked patio and a further door through to the beautifully spacious living room (22'6" x 14'6") which features a high-end 'Dean Stoves' log burner with oven (available by separate negotiation) set on tiled hearth with tiled feature wall behind.

Double doors lead through from the lounge to the rear conservatory, with tiled floor, two remote-controlled fan lights and double doors giving south-facing access out to the timber decked patio area.



“This has to be one of the most surprisingly spacious and impressive three bedroom bungalows you'll find at this price point in Bewdley.....”

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An inner hallway gives access to all three bedrooms and the principal shower room, which features wall and floor tiling, underfloor heating, chrome heated towel rail, cubicle with Aqualisa electric shower and vanity unit with inset hand basin plus W.C

The bedrooms are all of good proportions, with a range of fitted furniture to the master bedroom including wardrobes and low-level chests of drawers.

The master bedroom also boasts a splendid en-suite bathroom (11'0" x 5'9) with tiled floor, underfloor heating, panelled bath, vanity unit incorporating hand basin and wc, plus large walk-in shower cubicle with thermostatically controlled mixer shower incorporating hand attachment and rainfall head.

Outside there is a tarmac drive with adjacent addition gravelled parking space, providing parking for up to four cars. To the rear is a timber decked patio enjoying an excellent degree of privacy to all sides, with outside lighting and distant rooftop views. There is an established grape vine at the rear with apple tree, blackcurrant and beautiful passion fruit in front garden which all bear delicious edible fruit.

### Services

Mains Gas, Electricity, Water & Drainage Are All Connected

### Tenure

Freehold

### Local Authority & Council Tax Band

Wyre Forest District Council  
Council Tax band - D

### Viewing Arrangements

Viewing strictly by appointment with sole agent David Jones.

Call: 01562 546606

Email: [david.jones@thepropertyexperts.co.uk](mailto:david.jones@thepropertyexperts.co.uk)



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## The Seller's View

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*"Muskoka has been a truly special place to live! From lively street parties, where young and old have mixed in perfect harmony, to peaceful sunny afternoons spent in our conservatory listening to the bird song!*

*The garden is a real suntrap! And the ever changing seasonal vista offers an interesting spectacle to say the least!*

*We are ideally situated within walking distance to the town centre, where you can be amidst the cultural vibe whilst indulging in live music if you so choose!*

*Bewdley boasts a variety of lively bars, entertainment & restaurants which line the River Severn & really come alive in the summer months.*

*The Wyre Forest and Golden Valley are only a stone's throw away & indeed so is the famous Severn Valley Railway."*



**"The conservatory, a real suntrap!"**

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## Dimensions

Entrance/ Utility Room  
9'8" x 9'2" (2.95m x 2.79m)

Kitchen Area  
18'0" x 12'11" (5.49m x 3.94m)

Dining Area  
9'0" x 10'9" (2.74m x 3.28m)

Lounge  
22'6" x 14'6" (6.86m x 4.42m)

Conservatory  
18'6" x 10'6" (5.64m x 3.2m)

Inner Hall  
19'8" x 2'9" (5.99m x 0.84m)

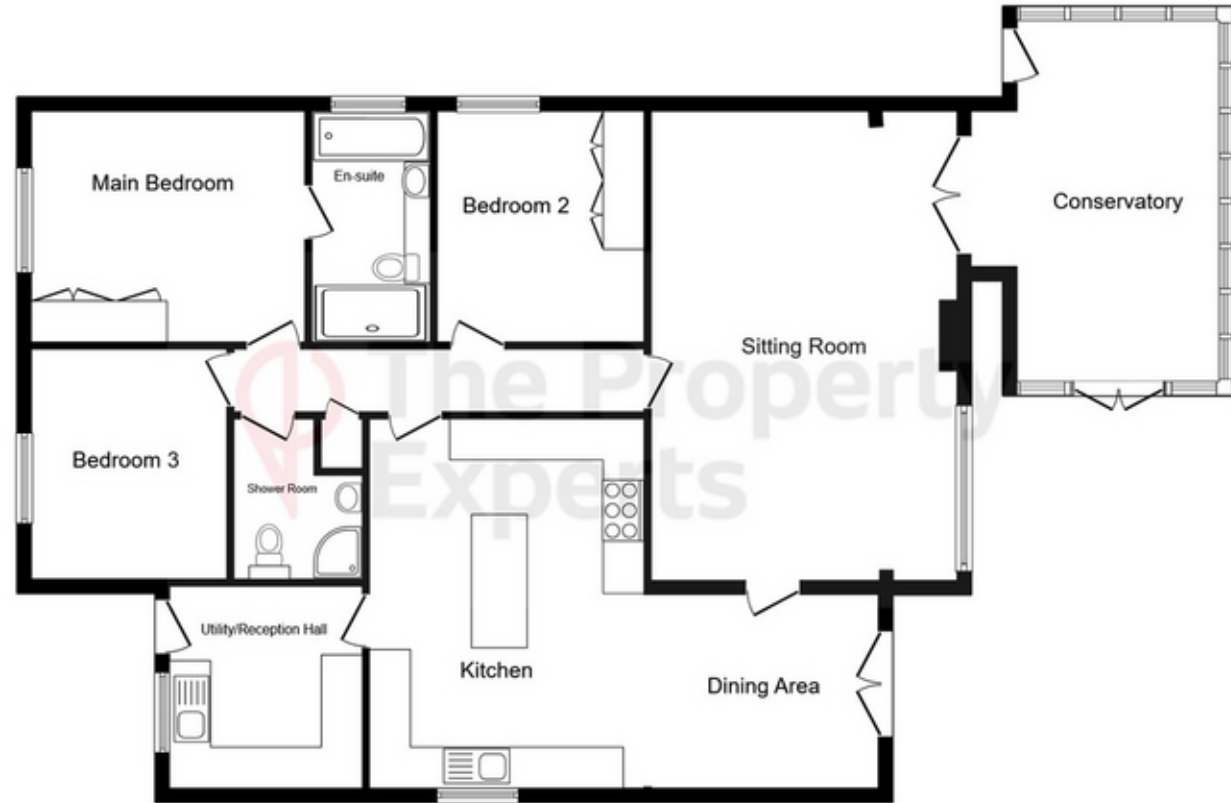
Bedroom One  
11'2" x 12'11" (3.4m x 3.94m)

En-Suite Bathroom  
5'9" x 11'0" (1.75m x 3.35m)

Bedroom Two  
11'1" x 10'0" (3.38m x 3.05m)

Bedroom Three  
11'1" x 9'5" (3.38m x 2.87m)

Shower Room  
7'9" x 6'2" (2.36m x 1.88m)



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon the main instructions. Drawn by www.DynastyHome.co.uk

## Amenities/Distances

0.9 Miles to Bewdley Town Centre

1.5 Miles to Bewdley Primary School

1.7 Miles to 'The Bewdley School'

6.2 Miles to Wyre Forest Visitor Centre

4.4 Miles to Kidderminster Railway Station

12 Miles to Stourbridge Town Centre

20 Miles to Birmingham City Centre

21 Miles to Wolverhampton City Centre

16 Miles to Worcester City Centre

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
91	A		
85	B		83
80	C	71	
68	D		
54	E		
38	F		
0	G		





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# About the Area

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## Bewdley

The delightful small Georgian town of Bewdley lies on the River Severn in this pretty corner of North Worcestershire, amidst the Wyre Forest, one of the UK's largest remaining ancient woodlands extending to over 6500 acres straddling the Worcestershire/ Shropshire borders.

Bewdley attracts visitors from all over the country drawn by the glorious surrounding countryside, architectural interest and attractions such as the restored Severn Valley steam railway and the West Midlands Safari Park. The town centre enjoys a splendid waterfront setting, with several atmospheric riverside bars, restaurants and pavement cafes next to the bridge., as well as a small museum.

Bewdley offers both primary and secondary schooling plus a well supported rowing club which hosts a major annual regatta. An annual performing arts festival spread over the course of October each year, usually includes one or two rather well known names.

The location is ideal for commuters to the West Midlands conurbation with direct access via the A456 through Kidderminster towards Birmingham. The motorway network (M5/M42) can also be reached within around half an hour's drive at most times of day, whilst there is also a mainline railway station at Kidderminster which runs regular services between Birmingham and Worcester. The property is also on a direct bus route to Ludlow, Tenbury, Bridgnorth, Stourbridge and Worcester

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Plot Size: 0.09 ac



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The Mortgage Experts on  
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email [mortgage.experts@mab.org.uk](mailto:mortgage.experts@mab.org.uk)



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# David Jones

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## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”*

*Mr B Gittins*



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