



12 New Road, Bewdley

WORCESTERSHIRE DY12 1JF

David Jones
The **North Worcestershire** Property Expert





A well situated detached dormer bungalow in a generous gated plot with considerable scope for extension subject to planning. Quiet no-through-road on the Kidderminster side of town. No upwards chain.

Property at a glance

Detached Dormer Bungalow

Two Bedrooms (Both en-suite)

24' Lounge / Dining Room

Parking For Several Cars

Covered Decking At Rear

Generous Plot

Within Walking Distance To The Town





This is a great opportunity to acquire a unique detached dormer bungalow in a desirable cul-de-sac location on the outskirts of Bewdley, set back in a gated plot with plenty of space to the side.

The accommodation offers well proportioned living space, predominantly arranged on the ground floor with a sizeable master bedroom to the first floor, benefiting from three in-built wardrobe closets and an en-suite shower room.

To the ground floor there is a central entrance hall with useful understairs store cupboard and sliding doors giving access to a ground floor bedroom, usefully equipped with it's own wc, hand basin & mini bath tub.

The through lounge/ dining room measures over 24' in length, with double doors out to a very pleasant decked and covered patio area, overlooking the garden.

The kitchen measures approx 13' x 12' with a corner pantry cupboard, and also faces the garden whilst a covered passageway connects the property to the single garage.

The width of the plot provides very generous gated parking space for several vehicles, whilst also offering considerable scope for a substantial extension, subject of course to the necessary planning consent.

To the side of the garage, double gates lead through to the rear garden which has a well-tended level lawn and substantial 16' x 10' timber shed/ workshop.

The Agent's View: "This is a great opportunity to buy a detached dormer bungalow, ideally located in a quiet cul-de-sac and within easy reach of the town centre"

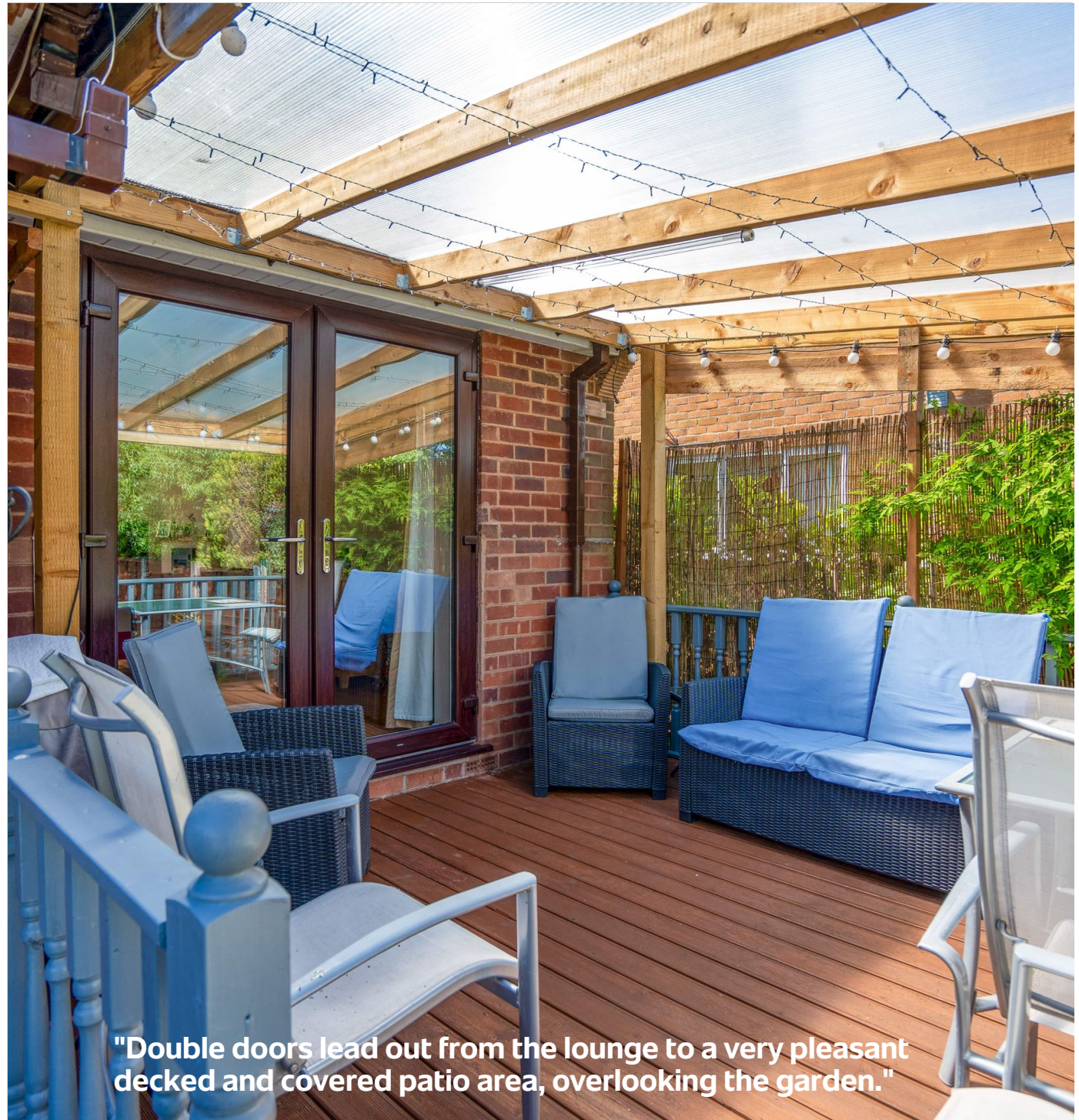


The Seller's View

"We have had many wonderful memories living here tucked away in this desirable cul-de-sac. We have been so fortunate to be surrounded by such nice neighbours and part of this friendly community.

We are ideally situated within walking distance to all of the cute little shops in the town and one our favourite pubs, the 'Cock and Magpie' which regularly hosts live music and, even better, dogs are welcome!

We are also fortunate to be located a stone's throw from the Habberley Valley Nature Reserve, known for its 68 acres of natural beauty and scenic trails."



"Double doors lead out from the lounge to a very pleasant decked and covered patio area, overlooking the garden."

Services

Mains gas, electricity, water & drainage are connected.

Tenure

Freehold

Local Authority & Tax Band

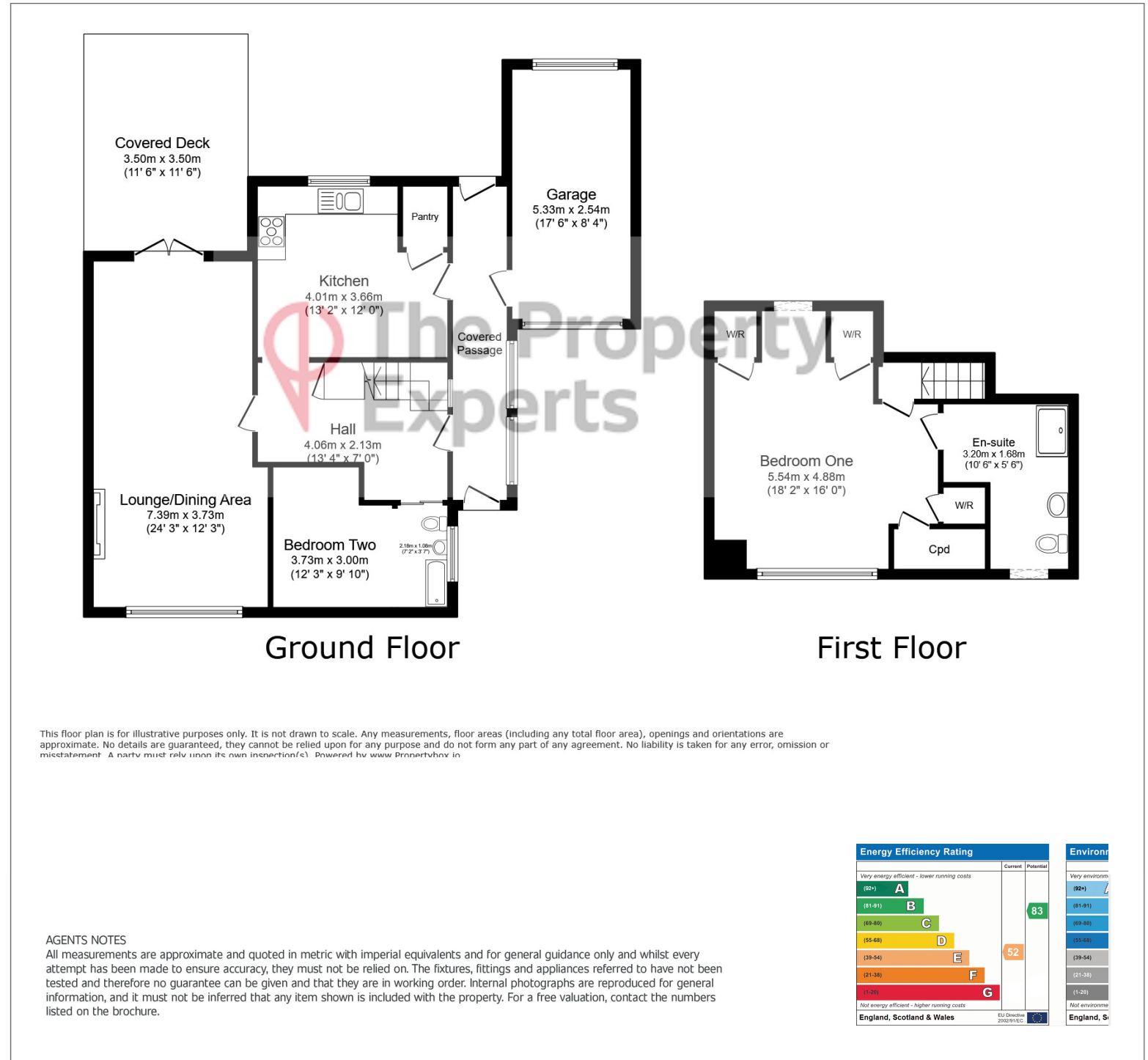
Wyre Forest District Council
Band D

Viewing Arrangements

Viewing strictly by appointment with sole agent
David Jones 01562 546606
david.jones@thepropertyexperts.co.uk

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Ultrafast broadband is available in the area.



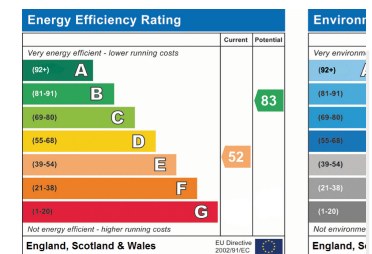
Amenities/Distances

- 0.9 Miles to Bewdley Town Centre
- 1.0 Miles to Bewdley Primary School
- 1.2 Miles to 'The Bewdley School'
- 4.2 Miles to Wyre Forest Visitor Centre
- 3.4 Miles to Kidderminster Railway Station
- 10 Miles to Stourbridge Town Centre
- 20 Miles to Birmingham City Centre
- 21 Miles to Wolverhampton City Centre
- 16 Miles to Worcester City Centre

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 party must rely upon its own inspection(s). Powered by www.PropertyHub.io

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.



About the Area

Bewdley

The delightful small Georgian town of Bewdley lies on the River Sever 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.

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

Accessibility

The location is ideal for commuters to the West Midlands conurbation with direct access via the A456 through Kidderminster towards Birmingham, plus straightforward access towards Stourbridge and Wolverhampton. 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 to Birmingham and Worcester.



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📞 01562 546606

🌐 thepropertyexperts.co.uk

✉ david.jones@thepropertyexperts.co.uk

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“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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