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12 Threlfall Drive
Bewdley

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12 Threlfall Drive, Bewdley, Worcestershire, DY12 1HU

This impressive 5 bedroom 3 bathroom detached home was originally built by David Wilson Homes and offers fabulous family accommodation including lounge, dining room, breakfast kitchen, conservatory and study at ground floor level. Immaculately presented by the current owners with delightful west facing garden and double garage.

Located on the edge of the fabulous Georgian riverside town of Bewdley and convent for Bewdley Pines Golf Club and amenities available within Kidderminster and the West Midlands conurbation. An ideal commuter location this quality residential environment is close to open countryside.

There is driveway parking in front of the double garage. The canopy porch with front door leads to a spacious and light impressive central reception hall with understairs cupboard. There is a guest cloakroom with wc and wash basin together with cloaks cupboard.



The Third reception room is a useful study/snug. While the principle reception room is a lounge with minster style fireplace, with gas coals fire which in turn opens to the conservatory with electric underfloor heating and connecting doors to the separate dining room the layout has an ideal flow for entertaining.

The breakfast kitchen is attractively fitted with integrated appliances including dishwasher, fridge freezer, double oven, hob together with LED plinth lighting.

The separate utility room is fitted to match the kitchen.

At first floor level the central gallery landing makes a real statement and gives access to 5 bedrooms. The Master bedroom has a range of fitted wardrobes together with dressing room and en-suite shower room with wc and wash basin. Bedroom 2 also has fitted wardrobes and its own en-suite while bedrooms 3, 4 and 5 are double rooms with fitted wardrobes. There is study/nursery approached by double doors from the landing. The house bathroom has been refitted with bath, shower, wash basin and wc



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we sell **homes.**



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An electric roller shutter door is a feature of the double garage and the property has a delightful Westerly facing rear garden making it ideal for enjoying after noon sunshine and into the late summer evenings.

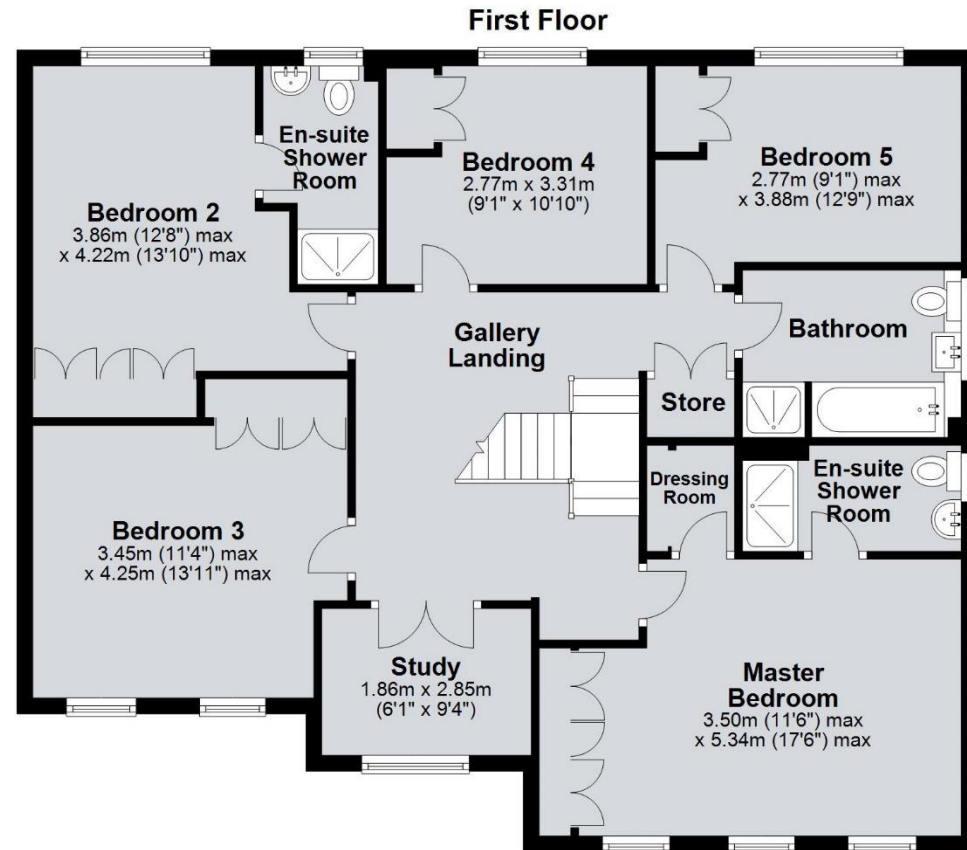
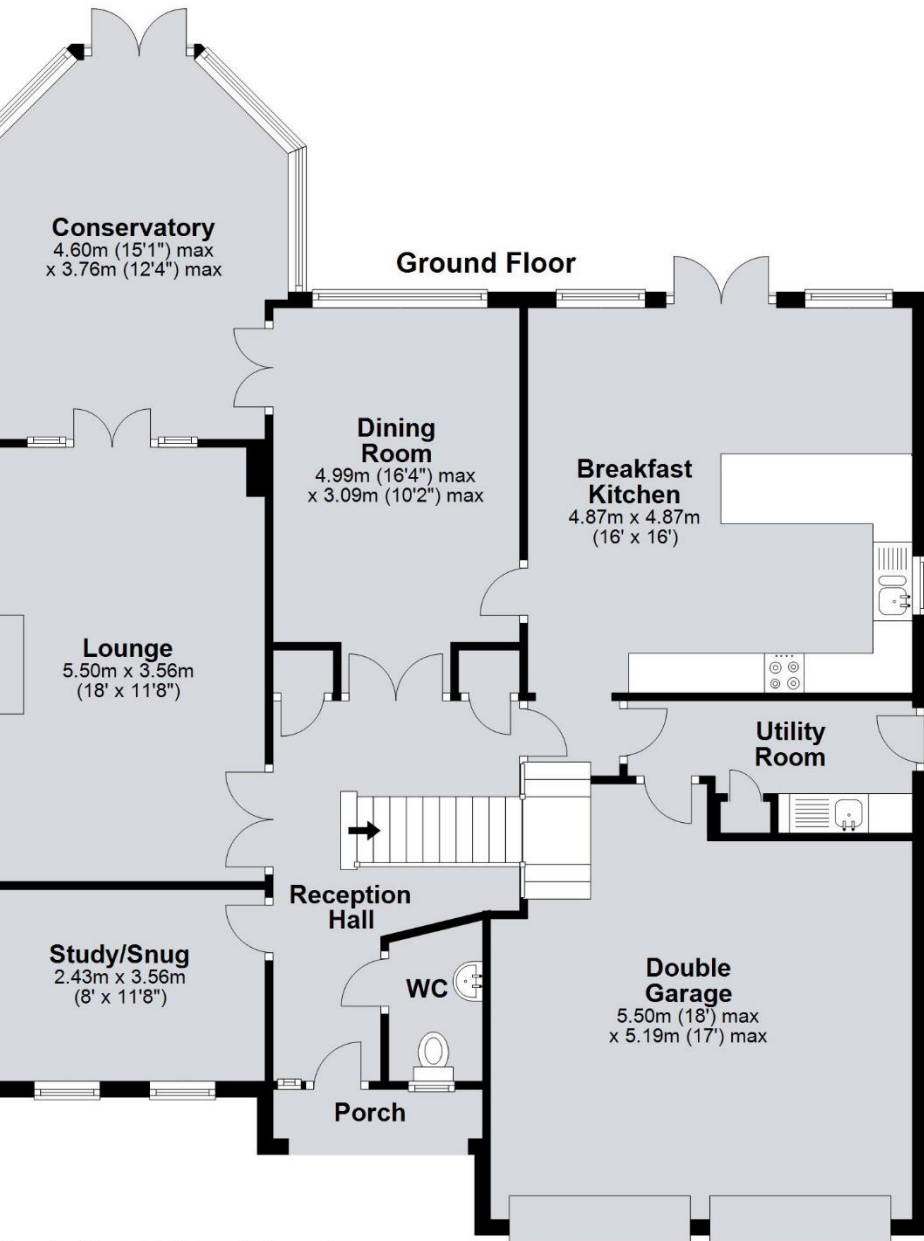
There is a service charge payable in respect of the communal landscaped areas on the development and this is currently £186 per annum approximately.

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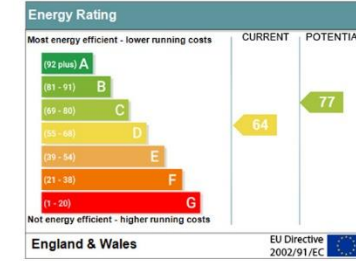
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Address: 12 Threlfall Drive, BEWDLEY, DY12 1HU
 RRN: 2234.3020.6201.1412.7200



Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 109sq m, 1173sq ft
 First Floor: 30sq m, 323sq ft
 Total Floor: 105sq m, 1130sq ft



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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