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### **26 Meadow Rise, Bewdley, Worcestershire, DY12 1JS**

This detached bungalow sits in an enviable corner plot upon this popular and established residential location in Bewdley and is available with the distinct advantage of No Upward Chain. An internal inspection is essential to fully appreciate the lovingly cared for bungalow with the well presented accommodation briefly comprising a lounge diner, kitchen, shower room and two bedrooms. Benefitting further from double glazing, gas central heating, off road parking, garage and wrap around garden. A visit to the property comes highly recommended to fully appreciate the location and accommodation on offer, call today to book your viewing.

EPC Band TBC D.  
Council tax band D.

**Offers Around £325,000**

## 26 Meadow Rise, Bewdley, Worcestershire, DY12 1JS

### Composite Entrance Door

Opening to the hall.

### Hall

Having a radiator, loft hatch, inset spot lights and doors to the lounge diner, both bedrooms and shower room, plus storage cupboard.

### Lounge Diner

18'4" x max, 12'1" max, 9'2" min (5.60m x max, 3.70m max, 2.80m min)



Having a double glazed bow window to the side, double glazed double doors with side panels to the rear garden, feature fire place with gas fire, coving to the ceiling and door to the kitchen.



### Kitchen

8'10" x 7'10" (2.70m x 2.40m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in double oven and hob with extractor fan over, plumbing for washing machine, built in dishwasher and fridge, double glazed window to the rear and composite door to the side.



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### Bedroom One

12'1" x 10'2" (3.70m x 3.10m)



Having a double glazed window to the front with wooden shutters and radiator.

### Bedroom Two

10'2" x 8'10" (3.10m x 2.70m)



Having a double glazed window to the front with wooden shutters and radiator.

### Shower Room



Fitted with a double shower tray with curtain and wall mounted shower, pedestal wash basin, w/c, double glazed window to the side with wooden shutters, panelling to the walls and doorway to storage area - which has a heated towel rail.

### Outside



Sitting on a corner plot and providing off road parking, access to the garage and gravelled frontage.

### Garage

Having a roller shutter door.

### Rear Garden



## 26 Meadow Rise, Bewdley, Worcestershire, DY12 1JS



### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

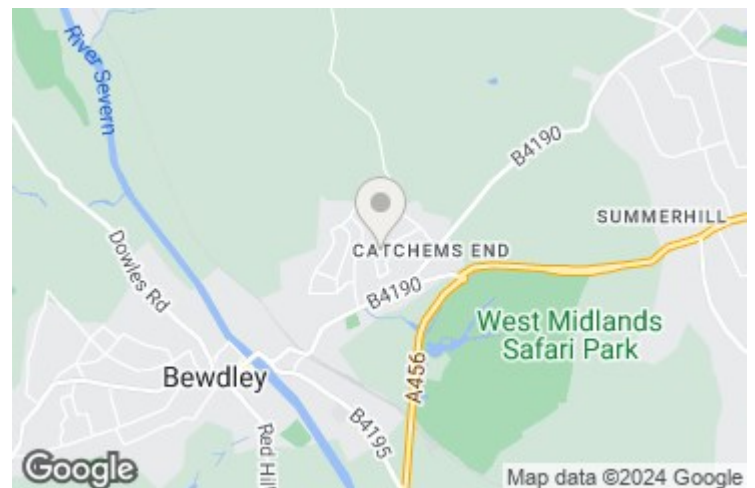
### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT



The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### RF-110424-V1.0



### Rear Elevation



### Council Tax

Wyre Forest DC - Council Tax Band C.

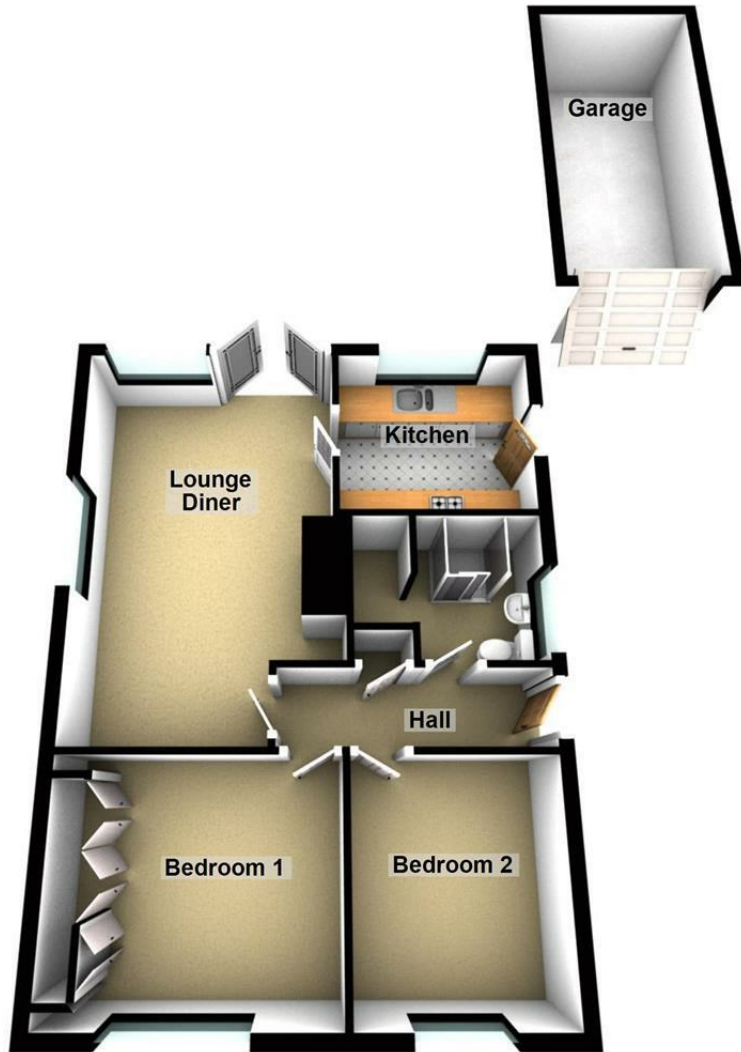
### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

# Meadow Rise



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 