

Severn estates

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2 Telford Drive, Bewdley, DY12 2EP

This beautifully presented detached house is located within this popular location of Bewdley which grants a quiet yet enjoyable position within walking distance to the Town Centre, which offers an array of independent shops, Cafes, Bars, Convenience Stores and the beautiful River Severn, whilst still maintaining easy access the road networks. The property has been greatly improved upon by the current owner with an internal inspection the only way to fully appreciate the property to its fullest which briefly comprising a living room, dining room, kitchen and cloakroom to the ground floor, three bedrooms, bathroom and ensuite shower room to the first floor. Benefitting further from gas central heating, off road parking, storage garage and gardens to the side and rear. Call today to avoid missing out on this fantastic opportunity.

EPC Band D.
Council Tax Band D.

Asking Price £465,000

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Entrance Door

Having a full length double glazed side panel and opening to the hall.

Hall



Having a full length double glazed window to the side, radiator, stairs to the first floor landing and door to the living room.

Living Room

13'9" max x 12'9" max (4.20m max x 3.90m max)



Having double glazed windows to the front and side, radiator, feature fireplace with inset electric fire and lighting, coving to the ceiling and sliding glass doors to the dining room.



Dining Room

14'5" x 10'9" (4.40m x 3.30m)



Having double glazed double doors to the side, coving to the ceiling, radiator and double doorway to the kitchen.

Dining Room Through To Kitchen



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Kitchen

11'5" x 10'9" (3.50m x 3.30m)



A beautifully fitted contemporary kitchen having space for a small dining table and being fitted with wall and base units having a complementary worksurface over, single drainer sink with mixer tap, built in double oven and hob with hood over, integrated fridge and freezer, radiator, tiled flooring, double glazed windows to the side and rear and door to rear hall.



Rear Hall

With tiled flooring, door leading outside and doors to the storage garage and cloakroom.

Cloakroom



Fitted with a base unit housing the wash basin, w/c with concealed cistern, tiled flooring and small downstairs storage cupboard.

First Floor Landing

Having a loft hatch and doors to all bedrooms and bathroom.

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Bedroom One

14'9" max, 11'5" min x 13'1" * (4.50m max, 3.50m min x 4.00m *)



With a double glazed window to the front, radiator, storage cupboard and door to the ensuite shower room.

* Limited head height in some areas.

Ensuite Shower Room



Having a walk-in shower with glass screen and tiled surround, w/c, wash basin set to base unit, skylight to the side, tiled flooring and radiator.

Bedroom Two

11'5" max x 10'9" * (3.50m max x 3.30m *)



Having a double glazed window to the side and radiator.

* Limited head height in some areas.

Bedroom Three

9'6" x 7'10" * (2.90m x 2.40m *)



Having a skylight to the side and radiator.

* Limited head height in some areas.

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Bathroom



Fitted with a white suite comprising a bath with tiled surround, w/c, pedestal wash basin, skylight to the side, tiled flooring and radiator.

Rear Garden



A fine selling point to the property, having an immediate garden area encompassing the house with a decked area, but stretches to the lower section with tiered planters and pathways,

Outside



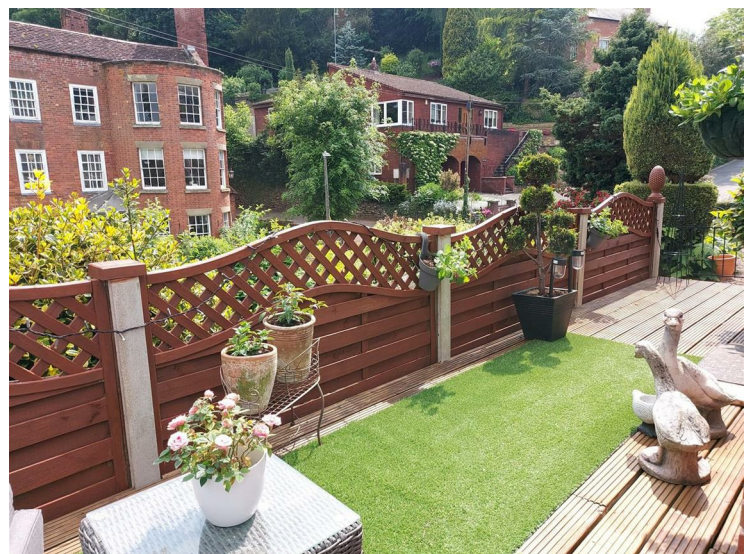
Having a driveway providing off road parking, decorative front garden, access to the garage and gated access to the garden.

Storage Garage

12'9" x 8'6" * (3.90m x 2.60m *)

Having an up and over door to the front, door to the rear hall and plumbing for washing machine.

* Approximate measurements



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Outlook



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.

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.

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.

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.

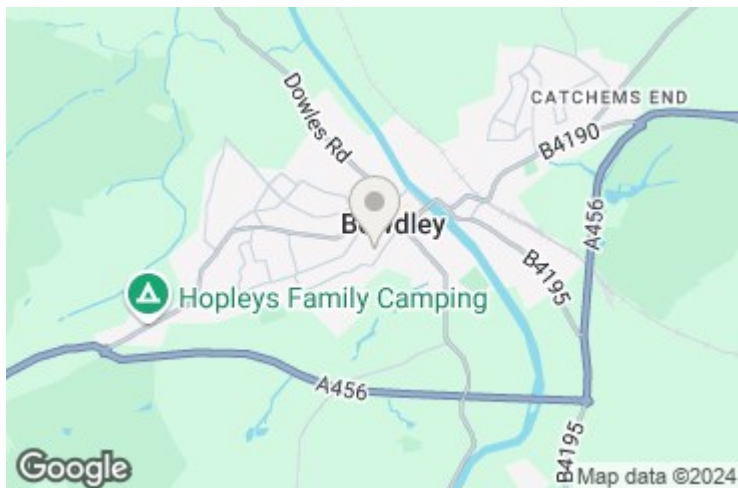
Disclaimer

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.

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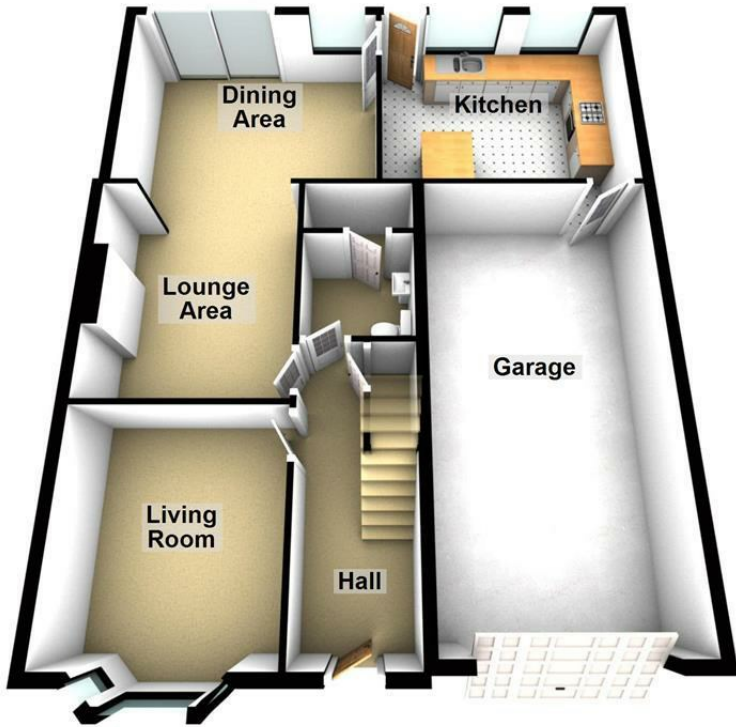
Lower Gardens



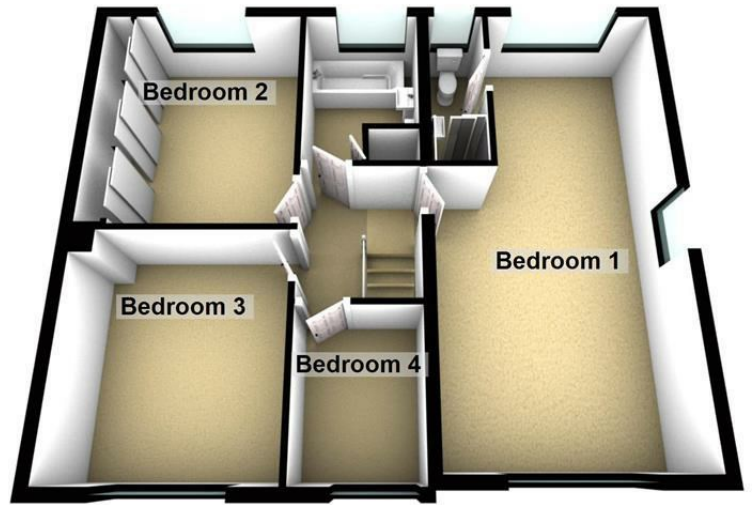
Council Tax

Wyre Forest DC - Band D.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	