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## 32 Trimpley Lane, Bewdley, Worcestershire, DY12 1JJ

This semi-detached house has been extended to the side and rear to offer a fabulous family home situated upon this popular location towards the edge of Bewdley which offers a pleasant outlook and grants access to the road networks leading to the Town Centre, Kidderminster and Stourport on Severn along with countryside walks. The flexible family sized accommodation has been lovingly cared for over the years and offers a fantastic opportunity with the versatile layout briefly comprising a living room to the front, spacious family lounge diner, kitchen and cloakroom to the ground floor, four bedrooms, ensuite shower room and bathroom to the first floor. Benefitting further from gas central heating, off road parking, garage and beautiful rear garden. Early inspection is essential to fully appreciate the accommodation and the location on offer.

EPC band D.  
Council Tax Band B\*

**Offers Over £399,000**



## 32 Trimpley Lane, Bewdley, Worcestershire, DY12 1JJ

### Entrance Door

Opening to the hall.

### Hall

Having a radiator, stairs to the first floor with storage cupboard beneath, coving to the ceiling and doors to the living room, lounge diner and cloakroom.

### Living Room

13'1" max into bay x 10'5" (4.00m max into bay x 3.20m)



Having a double glazed bay window to the front, feature fireplace with electric fire, coving to the ceiling and radiator.

### Lounge Diner



A superb 'L' shaped family lounge diner.

### Lounge Area

12'5" x 10'5" (3.80m x 3.20m)



Having a radiator, coving to the ceiling and feature fireplace with electric fire.

### Dining Area

14'9" x 11'9" (4.50m x 3.60m)



Having a double glazed sliding patio door to the rear garden, double glazed window to the rear, coving to the ceiling, two radiators and door to the kitchen.



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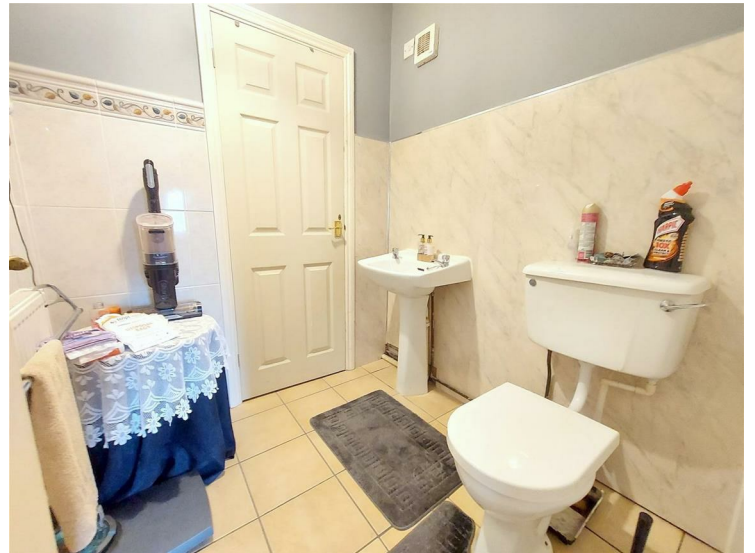
### Kitchen Area

14'5" x 11'9" (4.40m x 3.60m)



Fitted with wall and base units having a 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 dishwasher and washing machine, integrated fridge-freezer, breakfast bar, tiled walls and flooring, double glazed door to the rear garden, double glazed windows to the rear, radiator and door to the garage

### Cloakroom



Having a w/c, pedestal wash basin, tiled flooring, tiled and panelled walls, radiator and door to the storage cupboard.

### First Floor Landing

With doors to all bedrooms, bathroom and loft hatch.



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### Bedroom One

23'11" x 12'1" max, 8'10" min (7.30m x 3.70m max, 2.70m min)



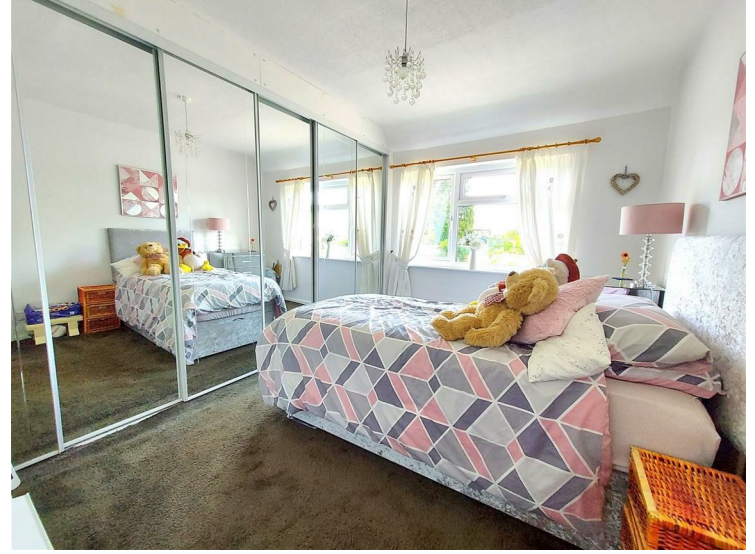
Having double glazed windows to the front, side and rear, coving to the ceiling, two radiators and door to the ensuite shower room.

### Ensuite Shower Room

Fitted with a pedestal wash basin, w/c, shower enclosure, tiled walls, radiator and double glazed window to the rear.

### Bedroom Two

12'5" x 10'5" inc. w/robe (3.80m x 3.20m inc. w/robe)



Having a double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Three

11'9" x 10'9" (3.60m x 3.30m)



Having a double glazed window to the front and radiator.

### Bedroom Four

7'10" x 5'10" (2.40m x 1.80m)

Having a double glazed window to the front, radiator and built in wardrobe.





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## Bathroom



Fitted with a suite comprising a bath with shower and screen over, w/c, pedestal wash basin, double glazed window to the rear, tiled walls and airing cupboard.

## Outlook



## Outside



Having a block paved frontage providing off road parking and lawn.

## Garage

Having an up and over door to the front.

## Rear Garden



## Rear Elevation



## Council Tax

Wyre Forest DC - Band B\*  
(\*Yes to an Improvement indicator)



### 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

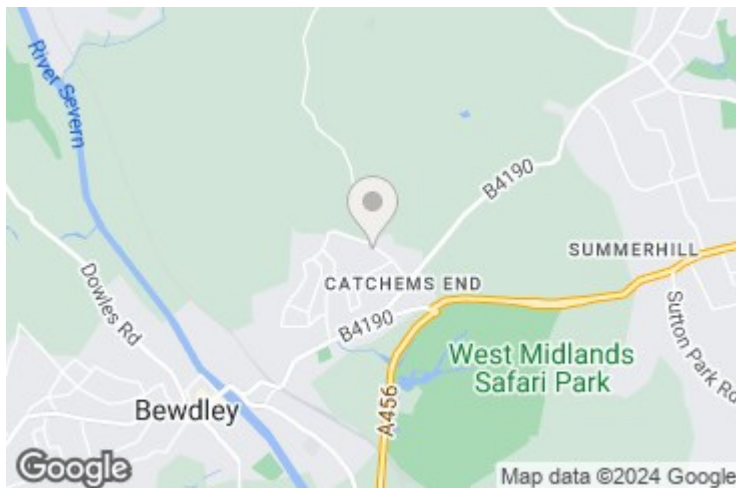
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

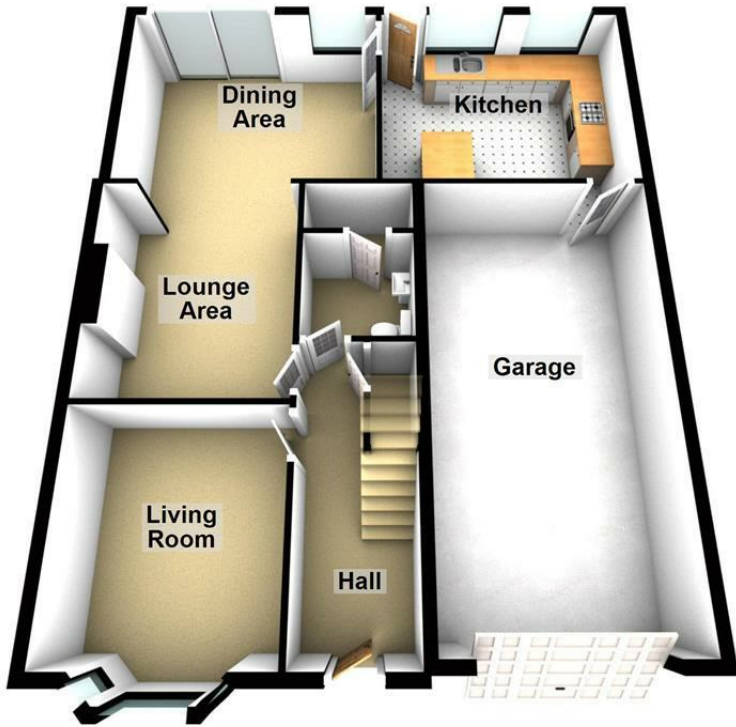
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

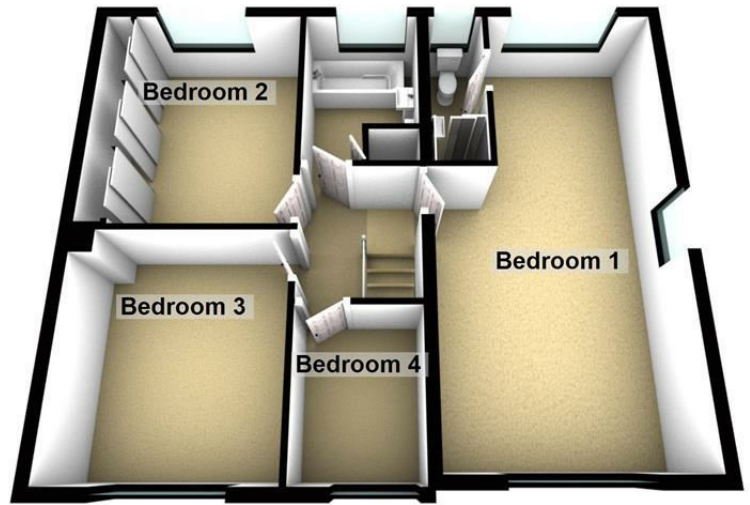
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(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 