



2 Station View, Bewdley, Worcestershire, DY12 1BT

This fabulous semi-detached cottage is nestled neatly within touching distance to the Town Centre yet enjoys a highly private position and the distinct advantage of off road parking. The location grants the additional benefit of access to the main road networks, the aforementioned Town Centre of Bewdley which offers an array of independent shops, Cafes, Bars, Convenience Stores and the beautiful River Severn and finally views of the stunning Severn Valley Railway. The property offers a wealth of character and charm with the layout offering a cosy yet flexible approach, having a living room, dining room, conservatory, breakfast kitchen, utility and cloakroom to the ground floor, three bedrooms and a bathroom to the first floor, completing the package we have beautiful and established gardens. Benefiting further from double glazing, gas central heating, gardens and rear parking.

A visit to the property is essential to appreciate its assets to the fullest, call today to book your viewing.

EPC band TBC.
 Council Tax Band C.

Offers In The Region Of £385,000

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Approach



Having a car port providing off road parking and gated access to the garden with pathway reaching a patio area and doors leading into the conservatory.

Exterior

Conservatory

17'8" x 9'6" (5.40m x 2.90m)



A fine addition to the property which offers a bright a versatile space having tiled flooring, double glazed windows, double doors and single door opening to the garden, glazed roof, two radiators and door to the living room.



Living Room

13'5" x 11'5" into alcove (4.10m x 3.50m into alcove)



Having a feature multi-fuel burner inset to chimney breast with exposed brick work, two radiators, double glazed window to the conservatory, doors to the dining room and stairs to the first floor landing plus doorway to the breakfast kitchen.



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Multi Fuel Burner



Breakfast Kitchen

12'9" x 10'2" max, 7'6" min (3.90m x 3.10m max, 2.30m min)



Dining Room

13'5" x 10'9" into alcove (4.10m x 3.30m into alcove)



Fitted with wall and base units having a complementary work surface over, one and a half bowl sink unit space for 'Range' style cooker with hood over, plumbing for domestic appliance, tiled splash backs, two skylights, double glazed window, tiled flooring and open to the lobby area.



Having a double glazed window to the conservatory, radiator and feature fire place with living flame effect gas fire.

Living Flame Effect Gas Fire



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Lobby Area

With doors to the utility, cellar, tiled flooring and radiator.

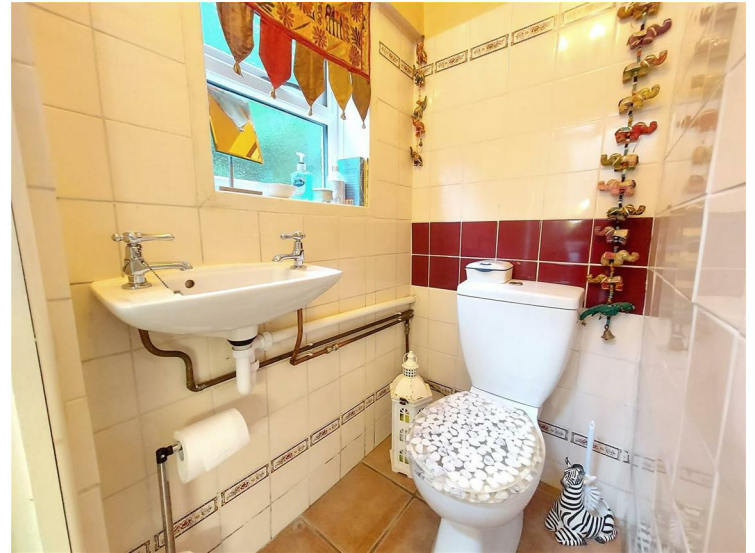
Utility

13'1" x 6'2" (4.00m x 1.90m)



Having tiled flooring, wall and base unit with worksurface over, double drainer sink unit with mixer tap set to base unit, space for domestic appliance, plumbing for washing machine, tiled splash backs, tiled flooring, radiator, door to the cloakroom, skylight, double glazed window and door,

Cloakroom



Having a double glazed window, wash basin and w/c.

First Floor Landing

With doors to all bedrooms and bathroom.

Bedroom One

13'1" x 11'5" (4.00m x 3.50m)



Having a double glazed window, radiator and loft hatch.

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Bedroom Two

13'1" x 10'9" (4.00m x 3.30m)



Having a double glazed window and radiator.

Bedroom Three

9'2" x 5'10", plus 6'2" x 3'3" (2.80m x 1.80m, plus 1.90m x 1.00m)



Being 'L' shaped with two double glazed windows and radiator.

Bathroom



Having a bath with shower over, w/c, wash basin, airing cupboard, double glazed window and part tiled walls.

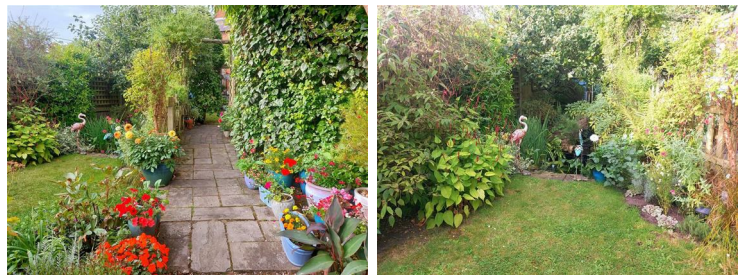
Outside

A pathway from Castle Lane leads to the utility door.

Gardens



A lovely and meandering garden having established borders, lawns, pond and patio area.



Carport

A covered parking area, accessed from Maypole Close.

Council Tax

Wyre Forest DC - Band C.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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Tenure - Not Verified

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

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

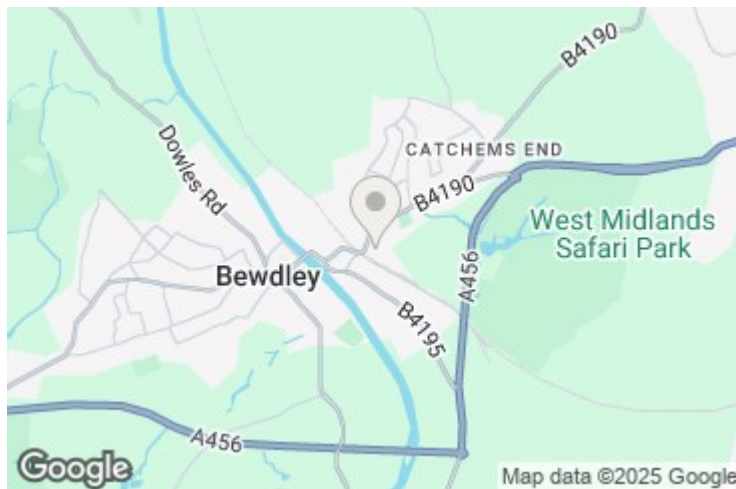
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

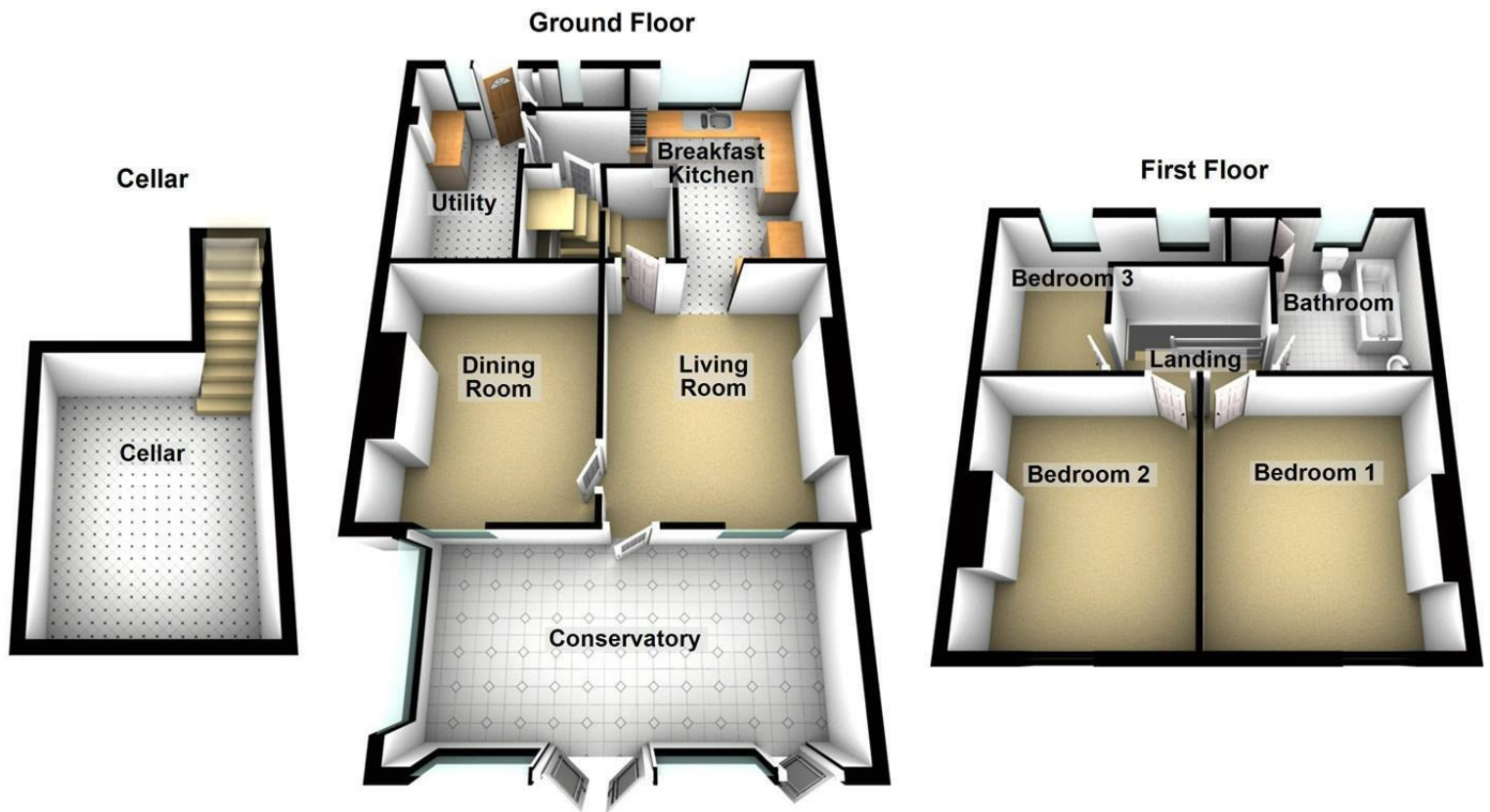
Disclaimer

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-040924-V1.0





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