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**6 Dunmore Road, Bewdley, DY12 1JY**

This deceptively spacious bungalow is situated upon this popular and established residential location of Bewdley. Having been lovingly cared for by the current owner the property briefly comprises a living room, kitchen, conservatory, two bedrooms, and bathroom. Benefitting further from off road parking, garage, and rear garden. Book your viewing today!

EPC band TBC  
Council Tax Band B.

**Offers Around £235,000**



## 6 Dunmore Road, Bewdley, , DY12 1JY

### Entrance Door

Opening to the porch.

### Porch

With double glazed windows to the side, and door to the living room.

### Living Room

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



Having a double glazed window to the front, feature gas fire with surround, coving to the ceiling, radiator, and door to the kitchen.

### Kitchen

11'9" x 7'6" (3.60m x 2.30m)



Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, built in mid-level oven, and hob with hood over, plumbing for washing machine, space for domestic appliance, double glazed window to the side, skylight, coving to the ceiling, radiator, and door to the rear hall.



### Rear Hall

With doors to both bedrooms, bathroom and conservatory, plus radiator, and coving to the ceiling.

### Conervatory

18'4" x 11'1" (5.60m x 3.40m)



Having double glazed windows to the side and rear, tiled flooring, two radiators, and double doors to the rear garden.



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### Bedroom One

13'1" x 8'6" (4.00m x 2.60m)



Having a double glazed window to the conservatory, radiator, loft hatch, and fitted wardrobes with overhead bed units.

### Bedroom Two

10'2" x 7'10" (3.10m x 2.40m)



Having a double glazed window to the conservatory, and radiator.

### Bathroom



Fitted a with bath, separate shower enclosure, wash basin set to base unit, w/c, coving to the ceiling, part tiled walls, radiator, and skylight.

### Outside

Having a driveway providing off road parking, and access to the garage.

### Garage

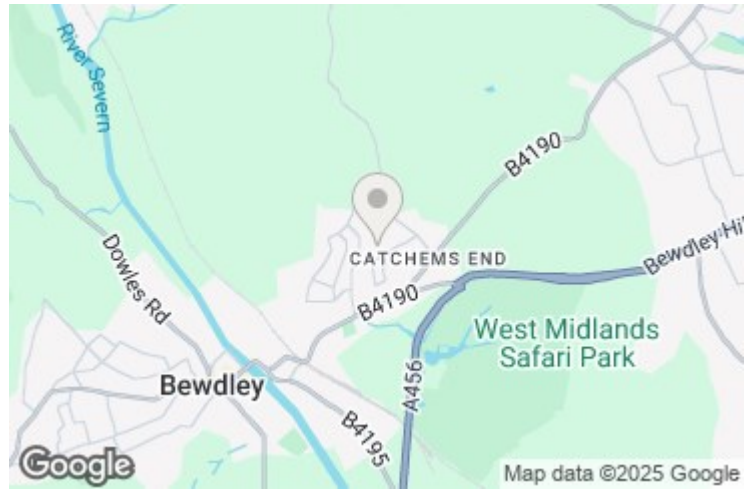
With an up and over door to the front.

### Rear Garden



Having an immediate patio area from the conservatory, with steps leading to the lower lawn level and having gate access.

### Rear Elevation



### Council Tax Band

Wyre Forest DC - Band B.

### 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.

### 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

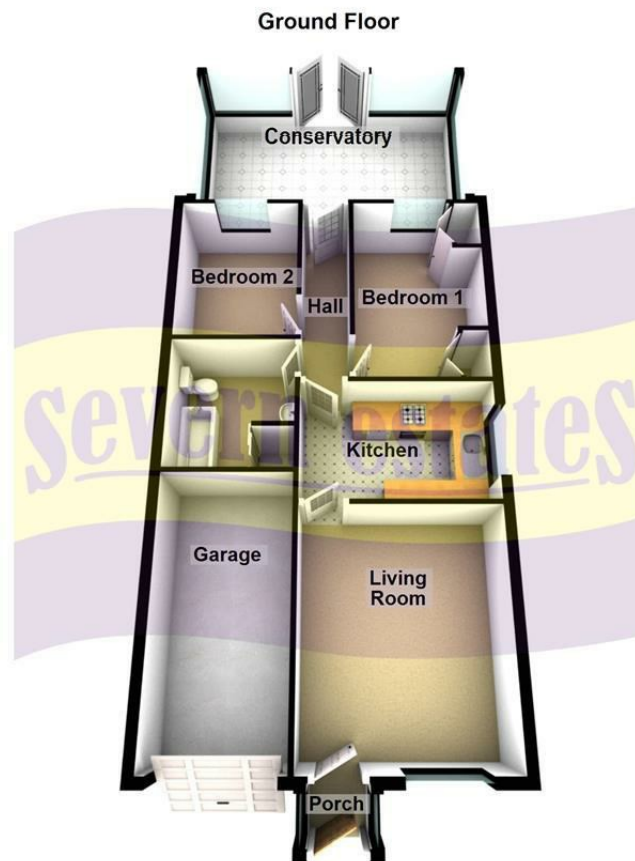
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### 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.





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