



Rosen Bungalow , Bliss Gate, Worcestershire, DY14 9YE

This charming detached bungalow comes to the market with the advantage of approved planning to include extensions works and a roof raise, but still offers fabulous potential for a simple modernisation project for the future owner to stamp their own personality on the property at the current layout. The village of Bliss Gate is approximately 4 miles from Bewdley, 6 miles from Stourport and 8 miles from Kidderminster, and enjoys easy access to the Wyre Forest great for those who enjoy walks and wildlife, plus a Budgens Village Store located close by in Far Forest.

The property offers a great opportunity moving forward and briefly comprises a dual aspect lounge diner with distant views to the rear elevation, kitchen, three bedrooms, bathroom and separate w/c. Benefitting further from rear garden, garage, and driveway with EV charging point. Call today to book your viewing to appreciate the location and potential on offer.

EPC Band E
 Council Tax Band E.

Offers In The Region Of £350,000

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Entrance Door

Opening to the porch area.

Porch Area

With door to the hall.

Hall

Having doors to the lounge diner, kitchen, all bedrooms, bathroom, and separate w/c, plus storage area, loft hatch, and radiator.

Lounge Diner

22'11" x 10'9" (7.00m x 3.30m)



Being dual aspect with double glazed windows to the front and rear, with the rear providing views of the distant countryside, and radiator.

* Please be advised that the photograph has been supplied via the seller and adjusted via AI to remove personal belongings, and as such may not be completely accurate of the room.

Lounge Diner Outlook



To the rear elevation there is an immediate outlook of the rear garden, with distant views of local countryside.

Kitchen

10'9" x 7'10" (3.30m x 2.40m)

Having wall and base units with worksurface over, single drainer

sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, part tiles walls, radiator, and double glazed window and door to the rear.

Bedroom One

13'9" x 11'1" (4.20m x 3.40m)



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

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Bedroom Two

11'1" x 10'5" (3.40m x 3.20m)

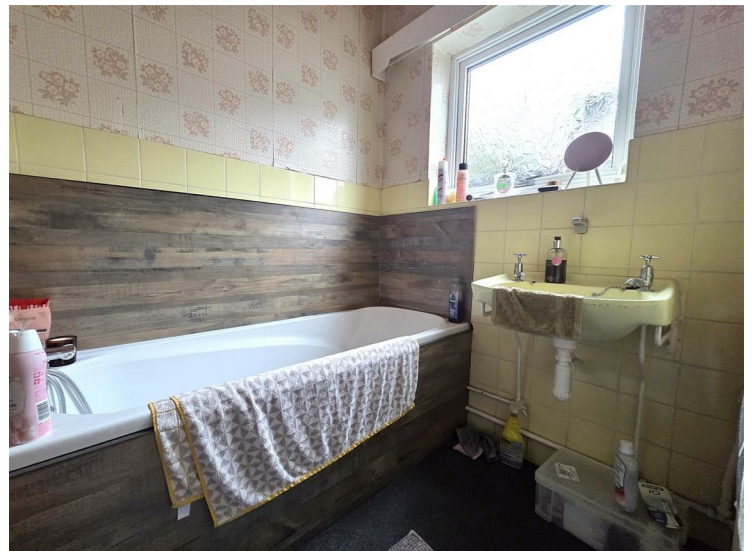
Having a double glazed window to the front, and radiator.

Bedroom Three

10'9" max, 9'2" min x 6'6" (3.30m max, 2.80m min x 2.00m)

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

Bathroom



Having a bath with shower attachment to the taps, wash basin,

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radiator, part tiled walls, airing cupboard, and double glazed window to the side.

Separate W/C

With a double glazed window to the side, and w/c.

Outside



Having a driveway giving access to the garage, and an EV charging point.



Rear Garden



Rear View



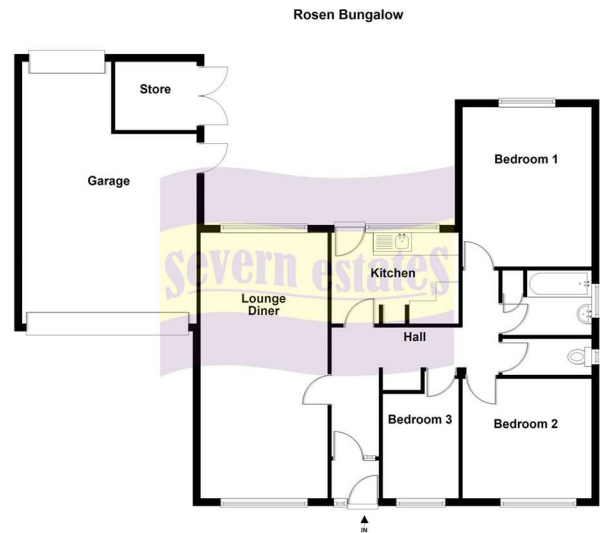
Offering beautiful far reaching views over local countryside to the rear.

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Rear Elevation

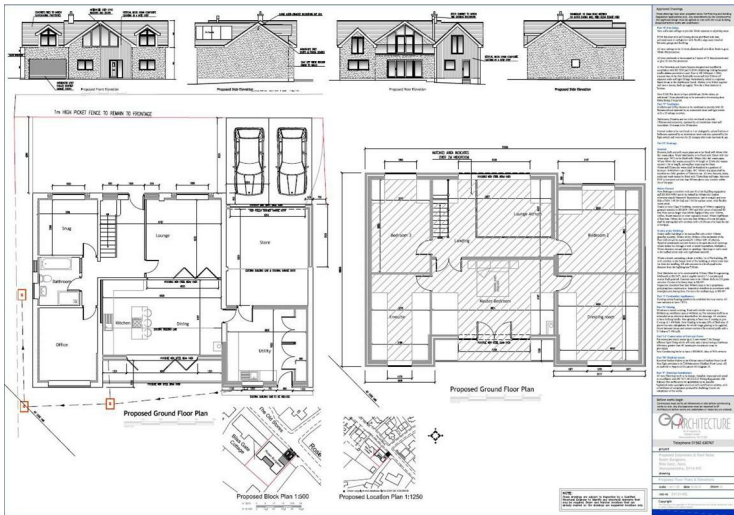


Floorplan



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

Plans



The bungalow benefits from approved planning for extension and 'roof raise' with the potential to create a spacious three bedroom, three reception room home.

The planning reference number is '24/0644/HOU' and for all interested parties to seek clarification via the solicitors on its content. The full planning details can be found on the Wyre Forest Planning Portal, and plans emailed on request.

The seller has also informed us that they have additionally sought the steels calculations for the proposed extension works.

Council Tax

Wyre Forest DC - Band E.

Agents Note

* Please be advised that the photographs for Bedroom One and Lounge Diner have been supplied via the seller and adjusted via AI to remove personal belongings, and as such may not be completely accurate of the room.

Services

The agent understands that the property has mains water / electricity / oil fired heating / 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.

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

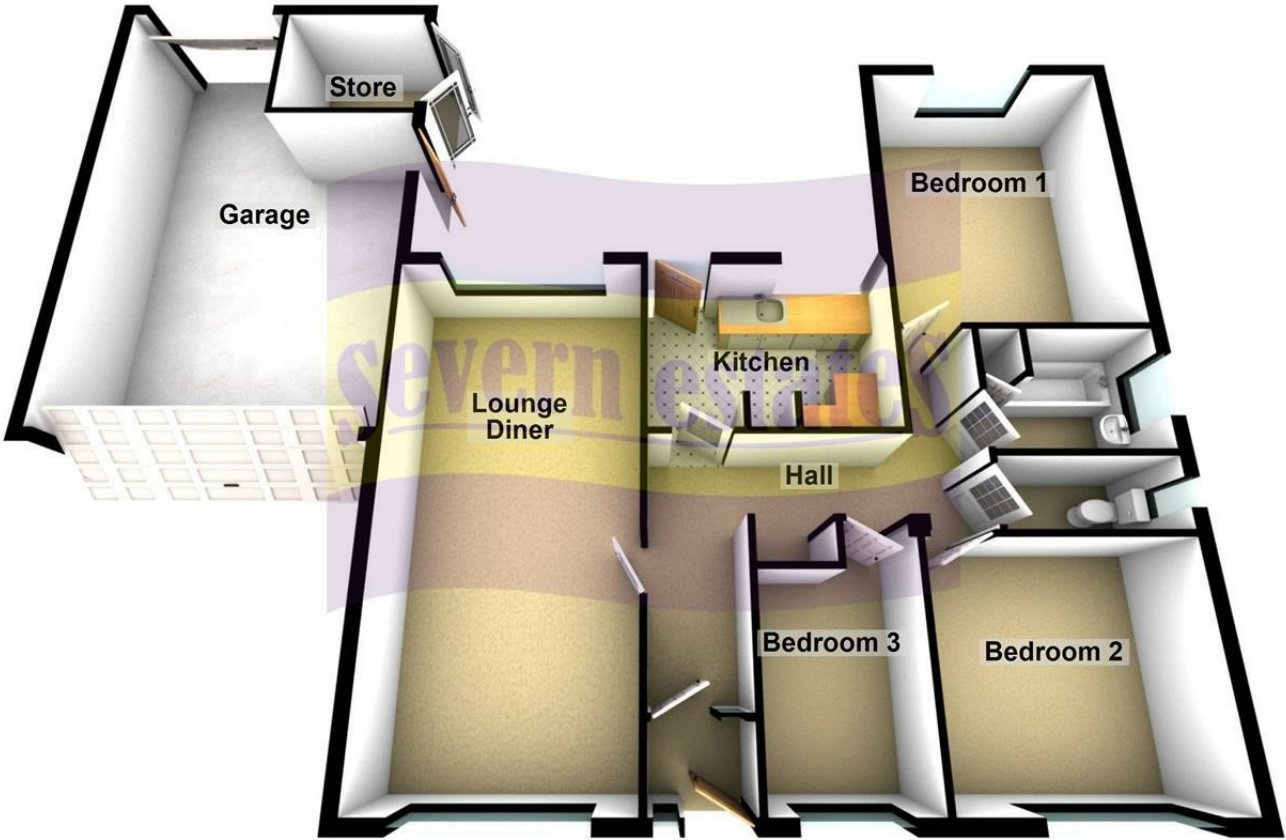
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-201025-V1.0

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Rosen Bungalow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	