



Grove.

FIND YOUR HOME

4 Lax Lane, Bewdley DY12 2DZ

Guide Price £330,000

4 Lax Lane

This fabulous grade II listed three bedroom mid terrace cottage located within the town of Bewdley, is ideal for those looking for a character property to make their forever home. Offering a variety of shops, eateries, schools and riverside walks, Bewdley is a picturesque place to live whilst also being within close proximity of neighbouring towns making commuting to and from work easy.

Comprising a lovely sitting room with large fireplace and feature ceiling beams, kitchen and light, airy conservatory, the downstairs floor offers a cosy cottage feel without the compromise of space. Upstairs you will find the three good sized bedrooms, all with high ceilings and the family bathroom. The garden is a safe and secure area for children to play, or for enjoying the warmer months with a bbq!

Viewings of this cottage are highly recommended to appreciate the space on offer and character throughout.





Approach
Approached from pathway.

Living Room 16'4" max 12'9" min x 16'8" max 3'11" min (5.0 max 3.9 min x 5.1 max 1.2 min)

With window to front and second through into conservatory, feature beams overhead, two central heating radiators and feature fireplace with gas log burner. Stairs to first floor, door through into storage cupboard and door leading through into kitchen.

Kitchen 11'5" x 9'6" (3.5 x 2.9)

With window to rear, central heating radiator and tiling to floor and splashback. Fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage and gas hob with extractor fan over. Integrated NEFF oven and microwave along with further integrated fridge and washing machine. With opening through into conservatory.

Conservatory 9'10" x 9'10" (3.0 x 3.0)

With double glazing windows to rear, side, ceiling and doors out to patio. Tiling to floor and door into w.c.

W.C.

With tiling to floor and splashback, fitted wash basin and w.c.

First Floor Landing

With window to rear, storage cupboard and doors radiating to:

Bedroom One 11'5" x 9'6" (3.5 x 2.9)

With window to rear, central heating radiator and lovely high ceilings with feature beams.

Bedroom Two 10'5" max 8'2" min x 9'10" max 6'2" min (3.2 max 2.5 min x 3.0 max 1.9 min)

With window to front, central heating radiator and beams to ceiling.

Bedroom Three 9'6" max 5'6" min x 9'2" max 6'2" min (2.9 max 1.7 min x 2.8 max 1.9 min)

With window to front, central heating radiator and feature beams to ceiling. There is also access to small loft space via hatch.

Bathroom

With obscured window to rear, central heating radiator and tiling to half walls. Low level w.c., fitted vanity wash basin and fitted bath with shower overhead.





Garden

With paved patio area offering ample space for seating and pathway through the lawn leading up to further patio area with excellent potential for a bbq area or play area for children. Various planter beds with mature plants and established borders with fence panels and brick walls.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is D.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

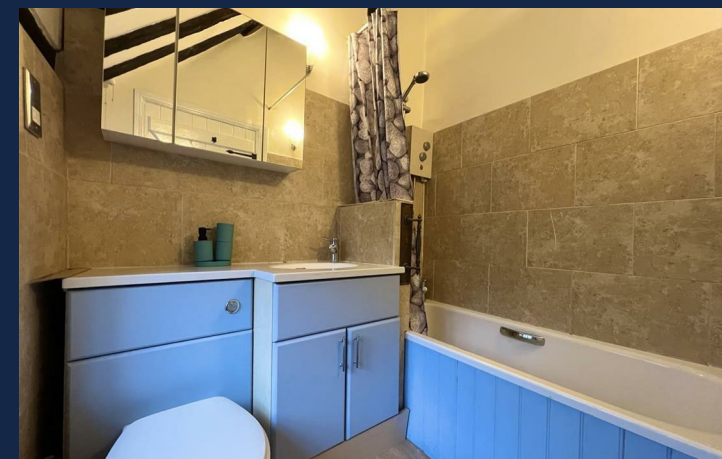
Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it

significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

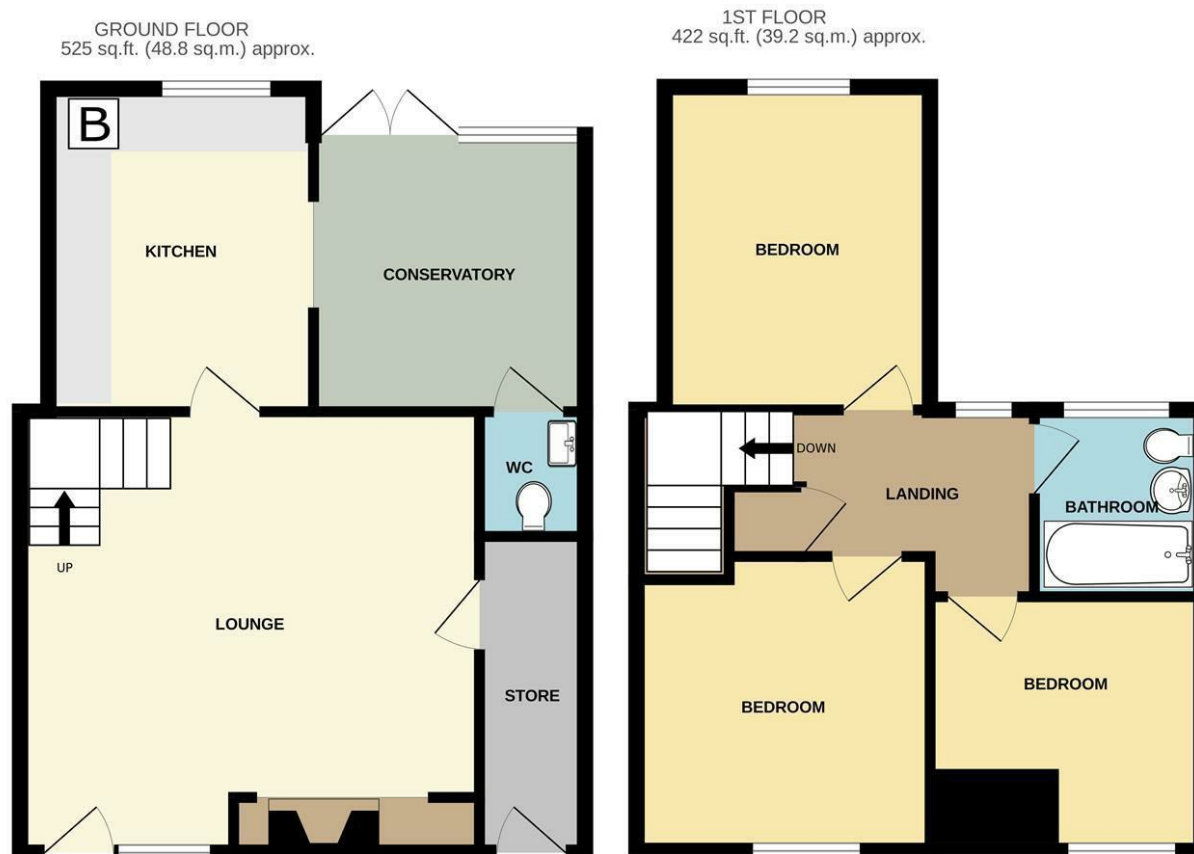


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TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

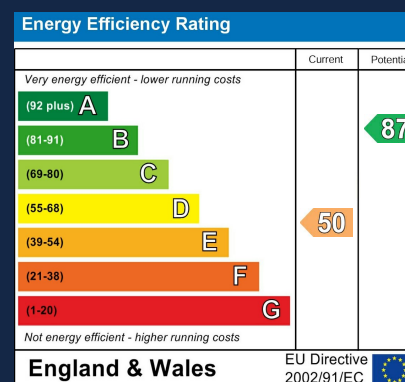
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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