



85 Woodthorpe Drive

BEWDLEY, WORCESTERSHIRE DY12 2RL

David Jones
The **North Worcestershire** Property Expert





An extended and superbly presented three bedroom detached house with magnificent open-plan kitchen diner, just a ten minute walk from Bewdley town centre.

Property at a glance

Discreetly tucked away at the head of a quiet cul-de-sac and occupying a substantial corner plot with parking for several cars plus separate detached garage, the property is ideally placed for the growing family.

This attractive double-fronted family home enjoys an elevated position above the road, creating an impressive sense of arrival, with a beautifully landscaped front garden, featuring raised sleepers filled with a variety of plants and flowers that create a vibrant display.

The welcoming entrance hallway features herringbone wood-effect flooring which flows into the splendid 28' extended kitchen/ dining room, fitted by Howdens with a contemporary range of "Pebble Grey" wall and base cabinets, complete with central island with a number of soft-close drawers plus decorative LED plinth lighting to the base.

The extensive range of integral appliances includes a twin 'Hisense' oven and grill, 4-ring induction hob, fridge/freezer plus Beko fitted dishwasher, washing machine and tumble dryer, as well as an integral concealed spice rack plus separate cloaks cupboard.





The kitchen is beautifully illuminated by an impressive roof lantern and also features a full height vertical radiator and french doors opening out to the garden.

Most conveniently, a guest cloakroom has been added by the current owners, briefly comprising w/c plus wall hung vanity unit with basin above.

The light and airy dual-aspect lounge is beautifully presented, with French doors opening directly onto the garden and allowing natural light to flood the space. A particular highlight is the bespoke, custom-built bioethanal fireplace set within a real oak surround with fitted drawers, creating a stunning focal point and adding warmth and character to the room.

To the first floor there are three bedrooms, with the master bedroom featuring a range of integral wardrobes.

The stylish family bathroom is lined with grey laminate flooring throughout, and briefly comprises a navy blue vanity unit with inset basin and w/c, chrome heated towel rail, plus bath tub with mixer rain fall shower head above set within an attractive tiled surround.

Outside, French doors open from the kitchen onto the low-maintenance rear garden, featuring a gravelled patio area alongside an AstroTurf lawn. The garden is attractively bordered by raised sleeper beds planted with a variety of shrubs and flowers, while convenient front-to-rear access plus a separate garden shed adds further practicality.

The Agent's View: "This is a beautifully presented family home that is ideally situated for the growing family and is sure to impress...."



The Seller's View

"Tucked away at the end of a quiet cul-de-sac, this beautifully renovated home enjoys an elevated and highly private position, with stunning upper-floor views across the Wyre Forest and towards the Severn Valley Railway.

Just a short walk away are the forest's renowned trails, riverside walks and the charming riverside town of Bewdley.

The property has been thoughtfully modernised throughout, including an extended open-plan kitchen/diner with a striking lantern roof that fills the space with natural light.

Outside, the sunny side aspect provides the perfect spot to enjoy evening sunshine and spectacular sunsets."



"The perfect spot to enjoy evening sunshine and Spectacular sunsets...."

Tenure

Freehold

Services

Mains gas, electricity, water & drainage are all connected.

Heating

The central heating system is served by a modern Worcester Bosch combination boiler.

Glazing

All windows are Upvc double glazed.

Local Authority

Wyre Forest District Council

Council Tax Rating

Band D

Broadband and mobile coverage

Ultrafast broadband is available in the area.
Mobile coverage is rated as good outdoors and variable in-home. (Ofcom)

Estate Agent Contact Details

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Amenities/Distances

Town Centre & Riverside: A 10-minute walk

Wyre Forest Visitors Centre: 3 miles

St Anne's Primary School: 1 mile

The Bewdley School: 1.4 miles

Kidderminster Train Station: 5 miles

Kidderminster Town Centre: 4.3 miles

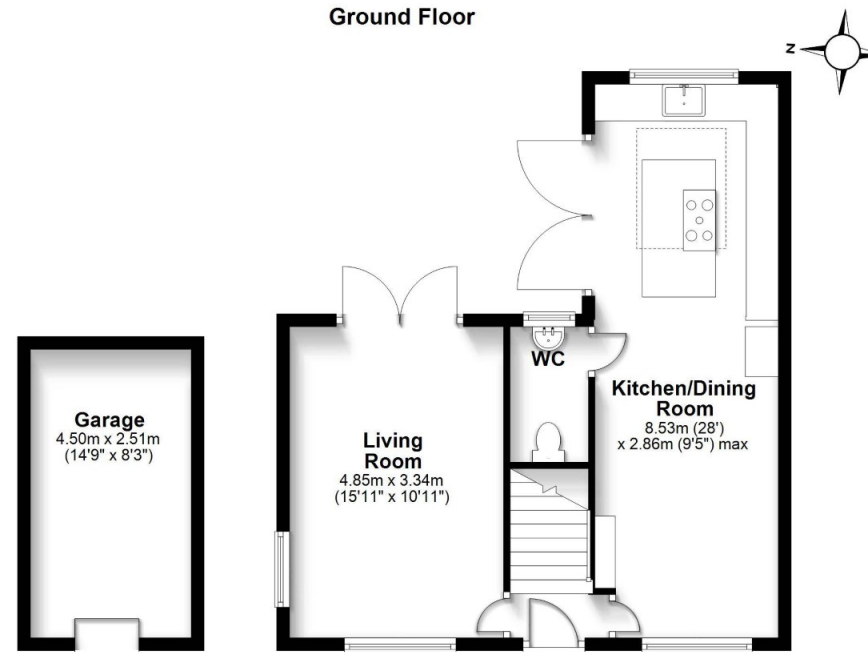
Worcester City Centre: 16 miles

Motorway M5 j4/j6 (both): 17 miles

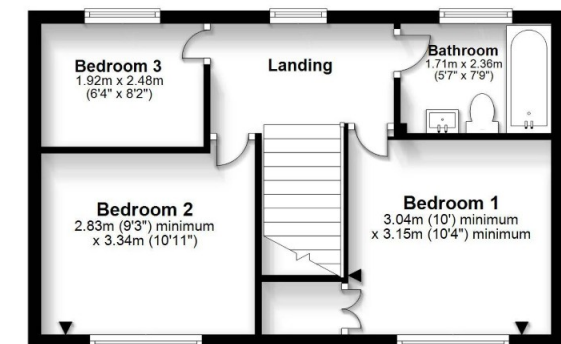
Birmingham City Centre: 22 miles

Birmingham Airport: 36 miles

Ground Floor



First Floor



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)
85 Woodthorpe Drive

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

 **The Property Experts**

Address: 85 Woodthorpe Drive, BEWDLEY, DY12 2RL
RRN:

Energy Rating		CURRENT	POTENTIAL
Most 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			
		71	77

About the **Area**

Bewdley

The delightful small Georgian town of Bewdley lies on the River Sever in this pretty corner of North Worcestershire, amidst the Wyre Forest, one of the UK's largest remaining ancient woodlands extending to over 6500 acres straddling the Worcestershire/Shropshire borders.

Bewdley attracts visitors from all over the country drawn by the glorious surrounding countryside, architectural interest and attractions such as the restored Severn Valley steam railway and the West Midlands Safari Park.

The town centre enjoys a splendid waterfront setting, with several atmospheric riverside bars, restaurants and pavement cafes next to the bridge.

Bewdley also offers both primary and secondary schooling plus a well supported rowing club which hosts a major annual regatta and an annual performing arts festival featuring a number of performances and exhibitions spread over the course of October each year, usually including one or two rather well known names.

The location is ideal for commuters to the West Midlands conurbation with direct access via the A456 through Kidderminster towards Birmingham, plus equally straightforward access towards Stourbridge and Wolverhampton. The motorway network (M5/M42) can also be reached within around half an hour's drive at most times of day, whilst there is also a mainline railway station at Kidderminster which runs regular services to Birmingham and Worcester.



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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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