

Since 1971
**Andrew
Grant**



13 Bramley Way



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Bewdley, DY12 2PU

Connected reception spaces and a garden facing conservatory bring a welcoming flow to this three bedroom bungalow, complemented by driveway parking.

3 Bedrooms | 1 Bathroom | 2 Receptions | Conservatory opening onto the garden

This link detached bungalow combines single storey living with an established rear garden and driveway parking. Broad arches connect the living and dining areas, while the separate kitchen incorporates a breakfast bar and access to the conservatory. Three bedrooms are grouped off the hall alongside a shower room, with built in wardrobes in the primary bedroom. Outside, a paved patio adjoins the conservatory, with steps rising to a lawn bordered by mature shrubs and trees.

1072 sq ft (99.6 sq m)

Freehold

The reception rooms

A long run of panelled cupboards and drawers gives the kitchen substantial storage, complemented by work surfaces extending into a breakfast bar. A garden facing window brightens the sink area, with doors connecting to the dining room and conservatory.

Broad arches unite the living and dining areas while retaining a clear distinction between the two spaces. Ceiling coving and a decorative fireplace surround add character, with the disconnected gas fire adding an additional focal point. Sliding doors open into the conservatory, bringing in garden views.

Stretching across the rear of the reception space, the conservatory enjoys broad glazing overlooking the garden. Exposed brickwork lends warmth to the interior, while sliding doors open directly onto the paved patio.





The bedrooms and shower room

Built in wardrobes with a mirrored central door provide substantial storage in the primary bedroom. A broad front facing window and ceiling coving complement the room, which has space for a double bed and bedside furniture.

The second bedroom has an elongated layout and a broad window overlooking the front. A recessed wardrobe provides storage at the opposite end, leaving the main floor area available for bedroom furniture.

A rooflight and a separate small window bring daylight into the third bedroom, with a compact layout that could also suit use as a study or hobby room.

A curved glazed shower enclosure and a basin with cupboard storage make effective use of the shower room. Pale wall tiling is detailed with a contrasting mosaic band, complemented by a chrome towel radiator, WC and a window.





The garden and parking

The south facing rear garden enjoys exceptional privacy. A paved patio outside the conservatory is framed by low brick retaining walls, with steps rising to a lawn bordered by established shrubs, flowers and mature trees. A path leads towards a timber shed.

The tarmac driveway extends alongside the front lawn towards the recessed entrance, providing off road parking. A mature tree softens the frontage, with a gravelled area adjoining the bungalow's broad front windows.





Location

Bramley Way is situated within the desirable Blossom Hill estate, a well-regarded location on the fringes of Bewdley, bordering stunning countryside that includes the nearby Wyre Forest Nature Reserve. This natural haven is just minutes away on foot from the property via a country lane which borders Bramley Way.

Residents of this property benefit from convenient access to a range of useful nearby amenities. A well-stocked local store on Lakes Road and the delightful Hop Pole pub/restaurant are both within a short walk from here.

The Wyre Forest Nature Reserve, accessible from Hop Pole Lane and Tanners Hill, is a wonderful natural resource to have on the doorstep. Spanning over 6,000 acres of mature woodland, it offers a myriad of trails that lead through the forest to Bewdley and the riverside.

Less than 1 mile from the property lies the historic town centre of Bewdley. The town offers a multitude of things to see and do. Visitors can explore interesting shops, boutiques, and numerous pubs and restaurants throughout the town and along the riverside. Furthermore, the local area boasts unique attractions such as the Severn Valley Steam Railway and West Midlands Safari Park.



Services

The property benefits from mains gas, electricity, water and drainage. The lounge gas fire is disconnected and is retained for decorative purposes only.

Broadband Speed

Superfast broadband available. Download speeds up to 264 Mbps and upload speeds up to 25 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

The Council Tax for this property is Band C.



Bramley Way

Approximate Gross Internal Area
99.6 sq m / 1072 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

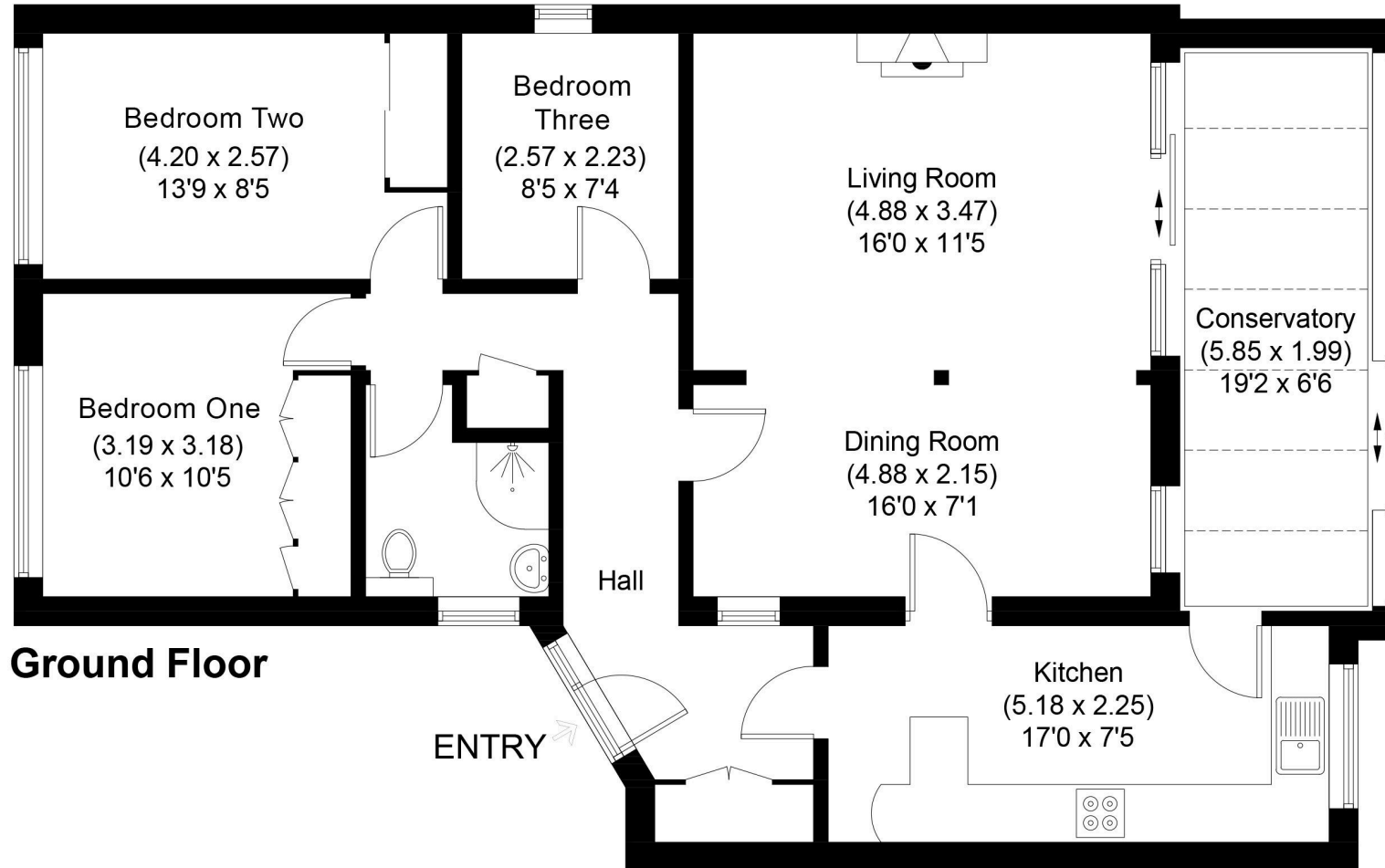


Illustration for identification purposes only, measurements are approximate, not to scale.



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