FOR SALE

34 All Saints Avenue, Bewdley, DY12 1EQ

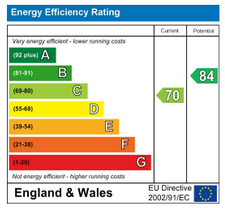
Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1303896

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com

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FOR SALE

Offers Over £190,000

34 All Saints Avenue, Bewdley, DY12 1EQ

Being offered with no onward chain, this is a deceptively spacious and extended three bedroom mid-terrace home, situated in this popular and convenient location near to Bewdley town centre. Viewing Highly Recommended.

FOR SALE

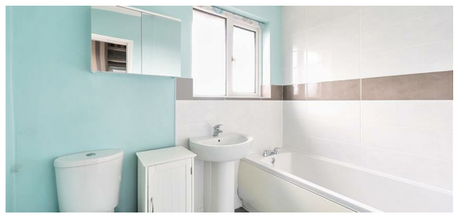
Mileage (all distances approximate)

Kidderminster 3 miles, Worcester 15 miles, Bromsgrove 13 miles, Birmingham 21 miles.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s



- **Deceptively Spacious Family Home Set Over 3 Floors**
- **Generous Sized Lounge**
- **Kitchen**
- **Versatile Second Reception Room**
- **Downstairs Wet Room & First Floor Bathroom**
- **3 Double Bedrooms**
- **Low Maintenance Rear Garden**
- **No Onward Chain**

DIRECTIONS

From the agents offices in Kidderminster proceed in a northerly direction on the Franche Road and take the first exit at the roundabout onto Habberley Lane. Continue towards Bewdley over the next roundabout and continue to the junction of Kidderminster Road, B4190. Turn left and at the roundabout take the third exit back onto Kidderminster Road and continue towards Bewdley.

After a short distance turn right onto Queensway and then second left onto Springhill Rise. Take the first right onto Wassell Drive and then left onto all Saints Avenue and No. 34 will be found on the right hand side as indicated by the agents For sale board.

LOCATION

Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. Its strongly defined character is partly based upon a collection of fine historic buildings.

With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops, and a doctor's surgery, Bewdley has something for everyone. Birmingham is approximately 21 miles and the cathedral city of Worcester approximately 14 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION

A well proportioned family home set over three floors, offering generous living space throughout and low maintenance rear garden.

Whilst the property would benefit from some modernisation, it presents an excellent opportunity to create a lovely family home. An internal viewing is essential to appreciate the potential of what this home as to offer.

DESCRIPTION

Upon entering the property, you are welcomed into an entrance hall with stairs rising to the first floor. From here, doors lead to both the lounge and kitchen. To the left is a spacious, dual-aspect living room featuring French doors that open into a practical lean-to which gives access to the rear garden. The lounge is enhanced by attractive inset arches and a gas fireplace.

The kitchen is fitted with a range of wall and floor mounted cabinets with working surfaces over. A door leads to a small adjoining area that could serve as a utility space. Beyond this is the second reception room, offering flexible use as a dining room, home office, or even a ground floor bedroom, if desired. A further door from this room provides access to the rear of the property and leads into a convenient downstairs wet room.

To the first floor are two double bedrooms and a three piece family bathroom.

A secondary staircase leads up to the top floor where there is a large loft bedroom with Velux window and eaves storage.

OUTSIDE

To the front of the property, there is a low-maintenance garden featuring raised planter beds.

The rear garden is fully enclosed by fencing and designed for low upkeep, offering a combination of a slabbed patio area and decking. A pedestrian gate provides convenient access from the rear garden.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

AGENT'S NOTES

The sale of this property is subject to grant of probate.