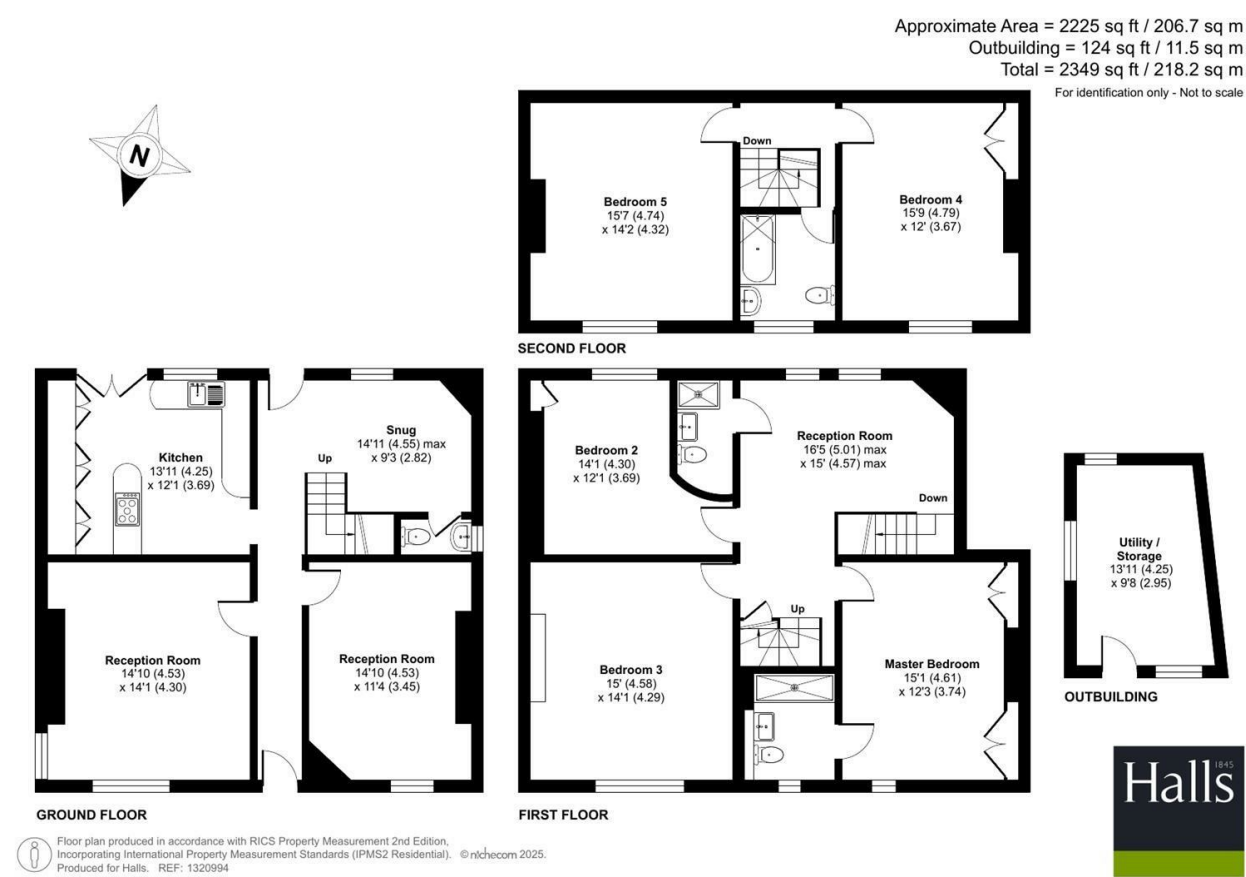


FOR SALE

8 Kidderminster Road, Bewdley, DY12 1AG



FOR SALE

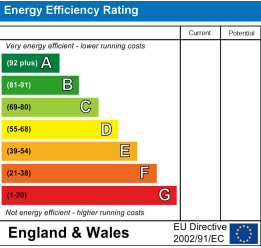
Price £599,950

8 Kidderminster Road, Bewdley, DY12 1AG

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@halls.gb.com



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FOR SALE

Kidderminster (3 miles), Bromsgrove (13 miles), Worcester (14 miles), Birmingham (21 miles).
(all distances approximate)



2 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



- An Impressive Three-Storey character property
- Fully Modernised Throughout
- Useful Outbuildings/Stores
- Two Generous Reception Rooms
- Contemporary Fitted Kitchen Diner
- Private Enclosed Gardens

DESCRIPTION

Halls are delighted to offer 8 Kidderminster Road in Bewdley for sale by private treaty. This three-storey, double-fronted Grade II listed red brick property has been sympathetically modernised to create a beautiful and spacious family home, ideally situated in the picturesque riverside town of Bewdley in north Worcestershire.

The property is complemented by a delightful rear walled garden, with patio area built in Pizza oven and BBQ.

SITUATION

Centrally located in a desirable area of Bewdley—often described as the most perfect small Georgian town in Worcestershire—this property benefits from the charm of the beautiful River Severn running through the town. Bewdley offers a comprehensive range of amenities, including sporting and recreational facilities, junior and senior schools, a variety of local shops, and a GP surgery.

Bewdley truly has something for everyone. Birmingham is approximately 21 miles away, while the cathedral city of Worcester is around 14 miles distant, providing direct rail connections to London Paddington and Birmingham. The M5 motorway is accessible via Junction 5 at Wychbold, as well as Junctions 6 and 7 to the north and south of Worcester.

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DIRECTIONS

From the agents' office on Franche Road, proceed in a northerly direction for a short distance.
At the first roundabout, take the first exit left onto the B4190, signposted Bewdley.

Continue along the B4190, and at the next roundabout, take the second exit, continuing straight on the B4190.
At the T-junction at Catchems End, turn left, and follow the road to the next roundabout.

Take the third exit, continuing back into Bewdley on the B4190.
Proceed for a short distance, passing under the railway bridge and around the corner.

After passing the Bewdley Inn, the property—8 Kidderminster Road—can be found on the left-hand side.

THE PROPERTY

8 Kidderminster Road is an attractive, three-storey, double-fronted Grade II listed property, which is beautifully presented and full of character. Set in the heart of the historic river side Bewdley, the home combines period elegance with high-spec modern finishes throughout. Benefitting from double glazing across the entire property, its thoughtful interior design is matched with efficiency, with no element left overlooked.

Ground Floor
The charming front door opens into an inviting entrance and spacious hallway featuring decorative arch detailing, and high ceilings, setting the tone for the rest of the home. The hallway extends to from the front of the property, through to the rear elevation, which opens up into a cosy and inviting snug, with a log burner, perfect for winter evenings with W/C off Snug.

Drawing Room: A charming reception room accessed from the Hallway provides an abundance of space for family living, with panelling, built-in cabinetry, dual-aspect sash windows, and a feature fireplace, ideal for formal entertaining or quiet relaxation.

Dining Room: A stylish and practical room, with built-in cabinetry, integrated wine rack, and recessed wall detailing, offering a sophisticated setting for meals and gatherings.

Breakfast Kitchen: A spacious and impressive kitchen fitted featuring quartz worktops, a central island breakfast bar, and a Belfast sink. Integrated appliances include a Whirlpool fridge/freezer, Indesit oven and grill with five-ring gas hob, Electrolux coffee machine, and Kenwood dishwasher. Patio doors open out into the garden, perfect for al fresco dining and entertaining.

Stairs rise to the first floor, where a large landing—with its own feature fireplace— which provides a useful space for a home office or reading nook.

First Floor
Master Bedroom (Bedroom 1): A light and airy room with built-in wardrobes and feature fireplace, offering a calm and spacious retreat. Completed with an immaculately presented en-suite shower room with stone finish tiled walls and flooring, comprising of walk-in shower, WC, wash hand basin and rainfall and handheld shower fittings.

Bedroom 2: A double bedroom with cupboard storage and a curved feature wall leading to a modern ensuite bathroom, complete with walk-in shower, WC, hand wash basin, and rainfall and handheld shower fittings, all fully tiled.

Bedroom 3/2nd Reception Room: Currently used as an additional living space, this room features original wooden floorboards and a feature fireplace, offering flexible use as a family room, studio, or additional bedroom.

Second Floor
Bedroom 4: A well-proportioned double room with built-in wardrobes and fireplace.

Bedroom 5: Another spacious room with feature fireplace, ideal as a guest room, study, or children's bedroom.

Family Bathroom: Equipped with a freestanding bath, telephone-style shower head, WC, and hand wash basin.

OUTSIDE
The property benefits from a charming enclosed walled rear garden, featuring a lawned area, paved patio, and built-in pizza oven and BBQ—ideal for outdoor dining and entertaining. The property also benefits from a brick outbuildings, including a large fully enclosed brick outhouses, currently used as a utility/store room and a further two outbuildings for additional storage or potential for alternative uses.

Parking
Parking is available to at a nearby secured rental parking space, offering convenient and private off-site parking.

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

TENURE
Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY
Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF

COUNCIL TAX
The property is in Band E on the Wyre Forest District Council Register.

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 £30 (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.

VIEWINGS
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster, Worcestershire. Tel: 01562 820880