

Halls 1845

10 WINBROOK MEWS WINBROOK

| BEWDLEY || DY12 2BA

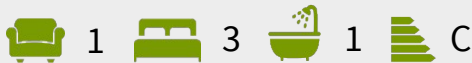


An attractive and well-proportioned three-bedroom mews property offering versatile accommodation arranged over three floors, together with a garage and conveniently situated within the popular riverside town of Bewdley.

£250,000

www.hallsgb.com

01562 820880



- Attractive Three-Bedroom Mews Property
- Kitchen/Breakfast Room
- Spacious First-Floor Reception Room
- Garage & Off-Road Parking
- Convenient Bewdley Location
- Ideal First-Time Purchase, Family Home or Investment

Halls are delighted with instructions to offer Winbrook Mews for sale by Private Treaty.

SITUATION

Winbrook Mews occupies a convenient position within the historic riverside town of Bewdley, an attractive and highly regarded location renowned for its picturesque setting alongside the River Severn.

Bewdley offers an excellent range of everyday amenities including independent shops, cafés, restaurants and public houses, together with recreational and leisure facilities. The surrounding Wyre Forest provides excellent opportunities for walking, cycling and outdoor pursuits, whilst the nearby towns of Kidderminster and Stourport-on-Severn provide a wider range of shopping and transport facilities.



SCHOOLING

The property is well placed for a number of schooling options, with primary education available locally at St Anne's C Of E Primary School and Bewdley Primary School.

Secondary education is available at The Bewdley School, whilst independent schooling is available at Heathfield Knoll School and Nursery near Wolverley, Holy Trinity School in Kidderminster and Winterfold House School.

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THE PROPERTY

The property offers appealing accommodation arranged over three floors, providing a layout which is both practical and adaptable to modern living.

The principal entrance opens into the Kitchen/Breakfast Room, providing space for both cooking and informal dining, with access to a useful Cloakroom and staircase rising to the first floor.

The first floor is principally occupied by a generously proportioned Reception Room, providing an inviting space for everyday relaxation and entertaining, with windows allowing for good levels of natural light.

The accommodation continues to the second floor where there are three bedrooms, together with the family bathroom. The principal bedroom is particularly well proportioned with built-in bedrooms, whilst the remaining bedrooms offer flexibility for family use, guests or home working.



OUTSIDE

Externally, the property forms part of the attractive Winbrook Mews development and benefits from the considerable advantage of a garage, providing secure parking or useful storage space. The property also enjoys the benefit of off-road parking.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale 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 being shown as being within council tax band D on the local authority register.



ANTI-MONEY LAUNDERING (AML) CHECKS

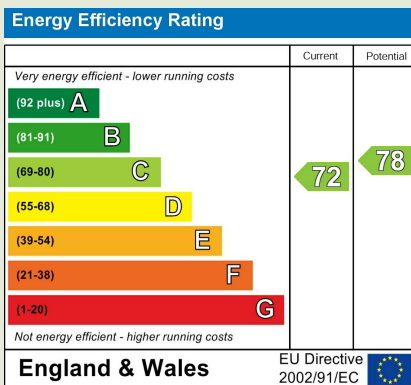
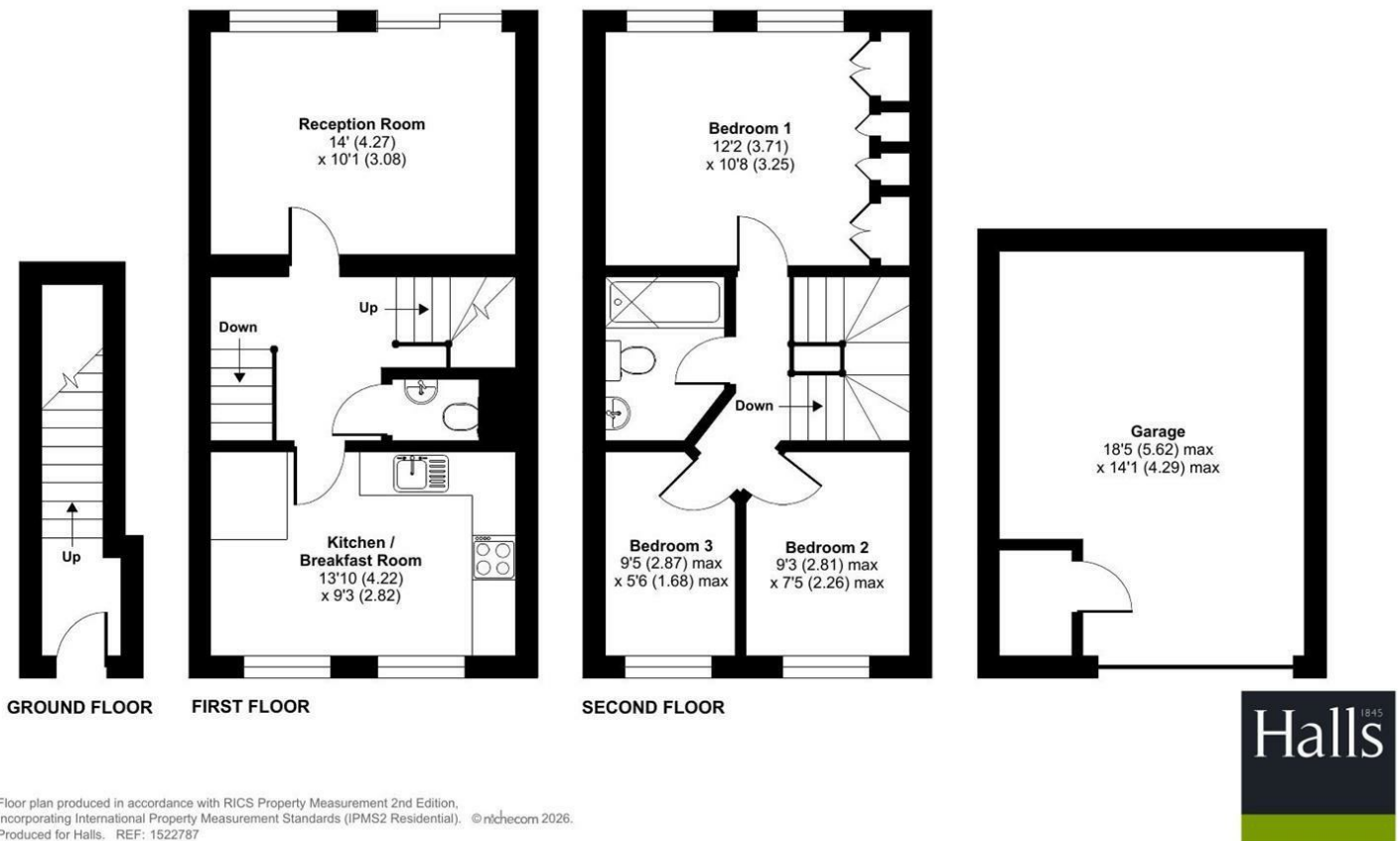
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £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.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP



Approximate Area = 850 sq ft / 78.9 sq m
Garage = 259 sq ft / 24.1 sq m
Total = 1109 sq ft / 103 sq m
For identification only - Not to scale



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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