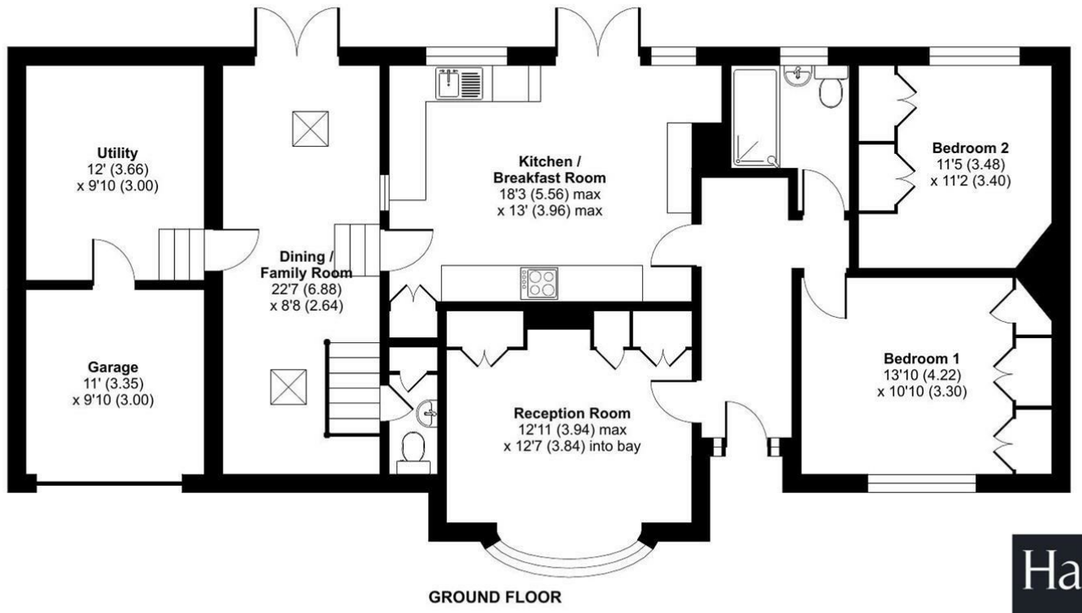
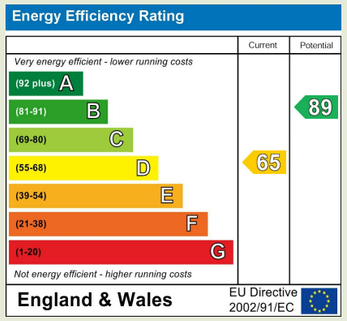
Approximate Area = 1192 sq ft / 110.8 sq m
Garage = 100 sq ft / 9.3 sq m
Total = 1292 sq ft / 120 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1522546



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.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



73 KIDDERMINSTER ROAD

| BEWDLEY | | DY12 1DG







A beautifully presented detached bungalow offering spacious and thoughtfully arranged accommodation, complemented by attractive gardens, generous driveway parking and a garage, conveniently situated within the popular riverside town of Bewdley.

Offers in the region of £475,000



2 2 1 D

- **Detached bungalow situated in Bewdely**
- **Two well-proportioned bedrooms with fitted storage**
- **Superb contemporary kitchen/breakfast room**
- **Two reception rooms offering versatile living space**
- **Attractive gardens and paved entertaining terrace**
- **Generous driveway parking, garage and utility room**

Halls are delighted with instructions to offer Kidderminster Road for sale by Private Treaty.

This appealing detached bungalow combines a welcoming interior with generous living accommodation, extending to approximately 1,192 sq ft, excluding the garage. The thoughtfully arranged layout includes an Entrance Hall, bay-fronted Reception Room, impressive Kitchen/Breakfast Room and a versatile Dining/Family Room, together with two Bedrooms, a Shower Room, separate Cloakroom and a substantial Utility Room.

Outside, the property is complemented by generous driveway parking, a garage and attractively maintained gardens, with a paved terrace providing an inviting setting for outdoor dining and entertaining.

SITUATION

The area is particularly well regarded for its excellent range of amenities including independent shops, cafes, restaurants and leisure facilities together with scenic walks along the River Severn and surrounding Worcestershire countryside.

The property is ideally placed for commuting, with excellent road connections towards Kidderminster, Worcester and Birmingham via the A456 and wider motorway network. Rail services from Kidderminster provide direct links towards Birmingham and beyond.

The area is also well served by schooling in both the state and independent sectors, making the property attractive to a wide range of purchasers.



SCHOOLING

The property is located close to the Bewdley School and Bewdley Primary School, while still being in proximity to St Anne's CofE Primary School.

W3W

///petrified.madder.stumps

THE PROPERTY

The principal entrance opens into an Entrance Hall, from where doors lead to the main living accommodation and bedrooms.

The Reception Room is a particularly welcoming space, with a broad bay window overlooking the front garden and allowing excellent levels of natural light. Built-in cupboards provide useful storage, whilst the room offers ample space for comfortable seating.

Positioned to the rear, the impressive Kitchen/Breakfast Room forms a sociable centre to the home. A comprehensive range of contemporary white wall and base units is complemented by contrasting work surfaces, tiled flooring and a combination of recessed lighting and pendant fittings. There is generous space for a dining table, whilst glazed double doors open directly onto the rear terrace, creating a pleasing connection between the interior and garden.

Adjoining the kitchen, the elongated Dining/Family Room provides versatile additional living space and glazed double doors opening onto the garden. The room lends itself equally well to relaxed seating, dining or a combination of the two.

A substantial Utility Room provides useful ancillary space and connects internally to the garage.

A separate Cloakroom adds further practicality to the layout.

The two Bedrooms are well proportioned and benefit from fitted wardrobes. Bedroom One enjoys a front-facing aspect, whilst Bedroom Two overlooks the rear garden.

Both are served by a Shower Room fitted with a shower enclosure, wash hand basin and WC.



OUTSIDE

The property is approached over a generous gravelled driveway, providing parking for a number of vehicles and leading to the garage. An elevated lawned front garden, bordered by established planting, creates an attractive setting for the bungalow.

To the rear, a broad paved terrace adjoins the kitchen and family room, providing an excellent space for outdoor dining, entertaining and relaxation. Beyond, an expanse of lawn is complemented by established trees, shrubs and planted borders, with timber fencing defining the boundaries.

The gardens provide an appealing balance of seating space and lawn, creating a pleasant outdoor setting that complements the well-presented accommodation.

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