

Connells

All Saints Avenue
Bewdley

All Saints Avenue
Bewdley DY12 1EG

For Sale guide price
£150,000







Property Description

Bewdley is a highly regarded riverside town known for its charm and community feel. All Saints Avenue is conveniently positioned within easy reach of local shops, schools, and everyday amenities. The town centre offers a selection of independent boutiques, cafes, and restaurants, while the nearby River Severn provides scenic walks and leisure opportunities. There are good transport links to Kidderminster and beyond, making the property well-placed for commuters while still enjoying a peaceful residential setting. The ground floor accommodation comprises a welcoming lounge, providing a comfortable living space, alongside a spacious kitchen. To the rear, a useful utility room offers additional storage and space for appliances, while a separate office creates the perfect setting for home working or study.

To the first floor, the property features two good-sized bedrooms and a family bathroom, completing the internal accommodation.

Externally, the home benefits from a front garden, mainly laid to lawn with a pathway leading to the front entrance. The rear garden occupies a generous corner plot, offering a patio seating area ideal for outdoor dining, steps leading down to a lawned section, and a variety of established shrubs providing both privacy and visual appeal.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Elevation

Neatly presented lawn to the front with a path leading to the front door and a hedge and fence boundary.

Porch

Windows to the front and side and a ceiling light point.

Entrance Hall

Offering built-in storage, ceiling light point and stairs up to the first floor.

Lounge

Cosy living area offering fitted carpet, ceiling and wall lighting, a radiator and a double-glazed window to the front.

Kitchen

Fitted kitchen offering wall and base units and ample work surface space. Inset sink and drainer unit and gas hob, integrated eye-level oven and grill and space for a washing machine, tumble dryer and fridge freezer. Tiled flooring, ceiling spotlights, double glazed windows and sliding doors to the rear.

Utility

Additional kitchen space with a ceiling light point and a double-glazed window and door to the side.

Office

Offering fitted carpet, ceiling light point, a radiator and a double-glazed window to the side.

First Floor Landing

Stairs up from the entrance hall onto the first-floor landing with built-in storage, fitted carpet, ceiling light point and a double-glazed window to the side.

Bedroom One

Double bedroom offering fitted carpet, ceiling light point, a radiator and double-glazed windows to the front.

Bedroom Two

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double-glazed window to the rear.

Bathroom

Comprising a wash hand basin, low flush WC and a panelled bathtub. Partially tiled walls, laminate flooring, ceiling light point and a double-glazed frosted window to the rear.

Outside

Rear Garden

Enclosed corner plot boasting ample outdoor space, with a patio seating area, steps down to a neat lawn surrounded by established shrubs and bushes, and a wooden built storage shed.







Ground Floor **First Floor**





Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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10 Hagley Road
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EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/KMR313365

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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