



44 Coniston Way, Bewdley, Worcestershire

G HERBERT
BANKS

EST. 1898

44 Coniston Way
Bewdley
Worcestershire
DY12 2PP

An appealing detached family home in this favoured area.

Well placed for a range of local amenities and nearby countryside.

- Reception hall, lounge, breakfast kitchen, conservatory.
- Three bedrooms, re-fitted family shower room. Double glazed.
- Former garage presently sub-divided into two stores. In all about 927sqft.
- Block paved driveway, enclosed rear garden.

Situation

Bewdley is a charming riverside town with a wonderful range of period buildings. It provides an extensive range of amenities including both junior and senior schools, St Anne's Church of England Primary School is within walking distance, a large medical centre, a range of independent bars, cafes and restaurants and the splendid Severn Valley Railway. The beautiful Wyre Forest with its excellent visitor centre lies within a short driving distance away. It provides many glorious walks, biking and riding opportunities.

The principal Wyre Forest town of Kidderminster, Birmingham and Worcester are very accessible. There is M5 motorway access via junctions 3 at Quinton and 4 at Lydiate Ash together with 5 a Wychbold. Kidderminster has a direct rail link to both Cities together with London.

Description

This three-bedroom detached home is ideal for a family and has centrally heated and double glazed accommodation.

The house is approached by a reception hall leading to a good-sized lounge with bay window to the front and feature fireplace with a gas fire (which is presently not connected). The breakfast kitchen with its tiled floor has a range of wall and floor light oak units, ceramic hob with extractor over, integral BUSH oven with space for microwave over, plumbing for washing machine, glazed cabinet. A direct opening to the double-glazed conservatory with doors to the rear garden.

The first floor provides a central landing with access to roof space. This leads to three bedrooms (two doubles and one with a wardrobe cupboard).

There is a nice well-appointed family shower room with large shower cubicle with various jets and shower head, pedestal wash hand basin and WC wall tiling, tiled floor and heated towel rail.

Outside

The house is fronted by a block paved driveway with side slate bed. Double gates lead to a further block paved area and to the former garage beyond.

As mentioned, the garage is presently divided into two stores but could easily be returned back to a garage if required.

The rear garden features an expansive paved terrace with hot tub, raised dwarf brick walls, barbeque area, astroturf, corner terrace and high mature trees. There is a cold-water tap.

GENERAL INFORMATION

Energy Performance

Current Rating: 62 D
Potential Rating: 74 C
Carried out: 3 December 2025

Services

Mains electricity, water, gas and drainage. Gas fire central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///rehearsal.grove.broad

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



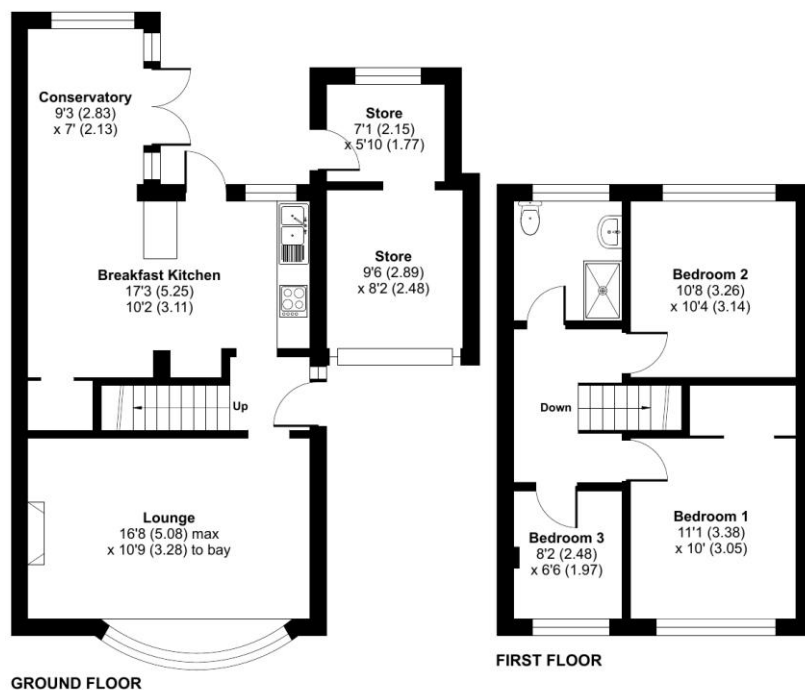
Coniston Way, Bewdley, DY12

Approximate Area = 927 sq ft / 86.1 sq m

Store = 122 sq ft / 11.3 sq m

Total = 1049 sq ft / 97.4 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). © richcom 2025. Produced for G Herbert Banks LLP. REF: 1383227

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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