

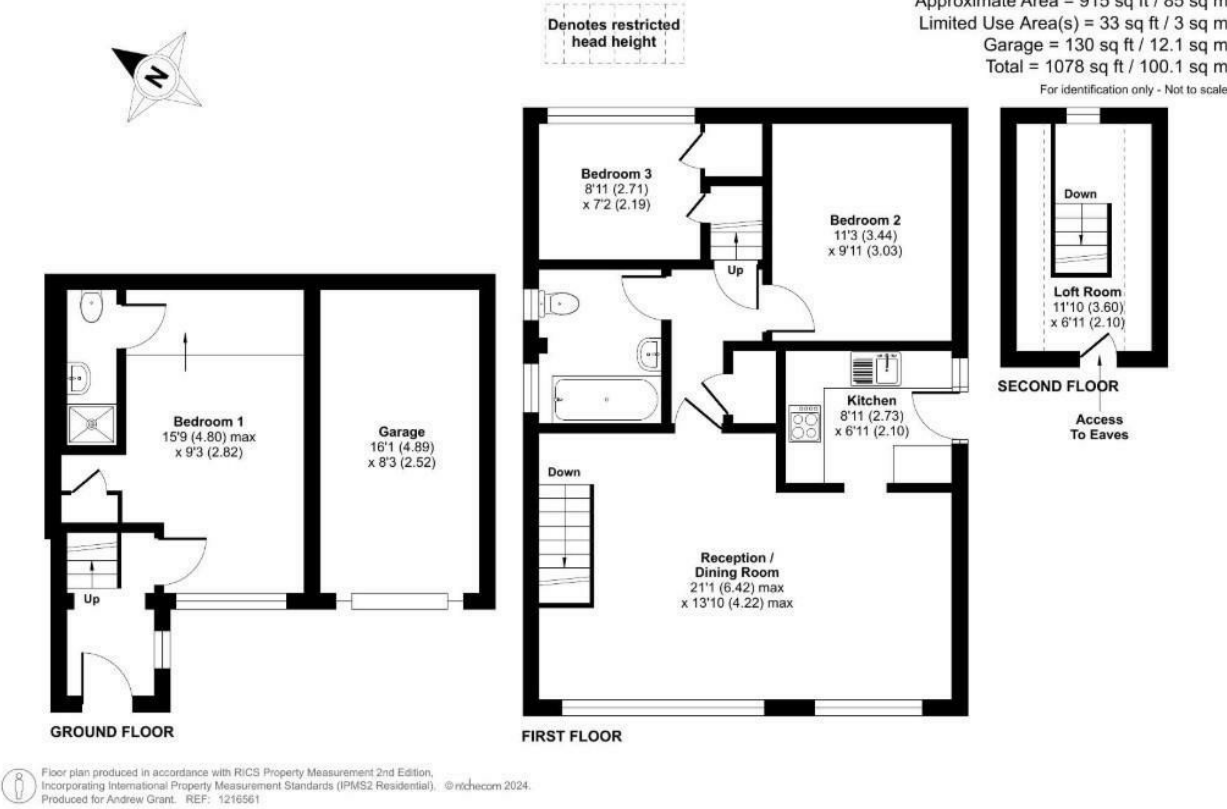
FOR SALE

15 Delamere Road, Bewdley, DY12 1JU



Delamere Road, Bewdley, DY12

Approximate Area = 915 sq ft / 85 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 1078 sq ft / 100.1 sq m
For identification only - Not to scale



FOR SALE

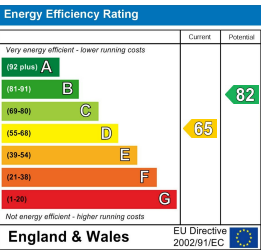
Offers in the region of £280,000

15 Delamere Road, Bewdley, DY12 1JU

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



Located in the popular Georgian town of Bewdley, this well-positioned detached family home is nestled in a quiet cul-de-sac on Delamere Road. The property sits on a generously sized plot, offering excellent outdoor space and privacy, while being just a short distance from both Bewdley town centre and the surrounding countryside.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



OnTheMarket.com



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Mileage (all distances approximate)
Bewdley Town Centre 0.4 miles, Kidderminster 3.5 miles, Worcester 12.5 miles, Birmingham 24 miles.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached 3 Bedroom Family Home
- Quiet Location
- Split Level Interior
- Planning Consent for 2 Storey Extension
- Off Road Parking

DIRECTIONS
Head north along Franche Road toward the main roundabout. At the roundabout, take the first exit onto Habberley Lane B4190.

Continue straight through the next roundabout and proceed toward Bewdley. Join Kidderminster Road (B4190) heading into Bewdley.

Shortly before a railway bridge, turn as needed onto Delamere Drive. Arrive at 15 Delamere Road, situated a short distance from Bewdley town centre.

LOCATION
This attractive detached family home is located in a peaceful cul-de-sac on the highly regarded Wribbenhall side of Bewdley, offering a perfect balance of tranquillity and convenience.

The property is ideally situated adjacent to open green space, providing a pleasant outlook and a sense of privacy rarely found so close to town.

INTRODUCTION
Positioned on a generous plot, this home benefits from excellent outdoor space and sits within walking distance of Bewdley town centre, local schools, shops, and riverside walks.

The surrounding area is well connected, with nearby access to Kidderminster, Worcester, and Birmingham, making it a great choice for families, professionals, and downsizers alike.

FULL DETAILS
When you enter this split-level home on the ground floor, the hallway takes you straight into the main bedroom, which has its own en-suite shower room.

There's also another door from the hallway that leads into the integrated garage. From here, stairs go up to the first-floor landing.

The main living accommodation comprises a spacious reception room with scenic views, leading through to a fully fitted kitchen. Off the landing, there is access to two further bedrooms.

The family bathroom is a large bathroom with pedestal wash hand basin, low-level WC, panelled bath with overhead shower.

Accessed from the second floor, the loft room is a versatile space enhanced by Velux windows, offering excellent potential for a variety of uses.

OUTSIDE
An expansive garden oasis with a charming paved patio flowing gracefully to raised beds and steps, complemented by secure gated side access.

The lawn is framed by towering mature pine trees, creating a tranquil and private outdoor retreat.

With off road parking for numerous cars,

PLANNING CONSENT
Planning permission has been granted by Wyre Forest District Council (ref: 23/0820/HOU) for a two-storey side extension.

This extension will add sizeable living accommodation to the property, resulting in a four-bedroom detached house with extensive living space

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

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.

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.