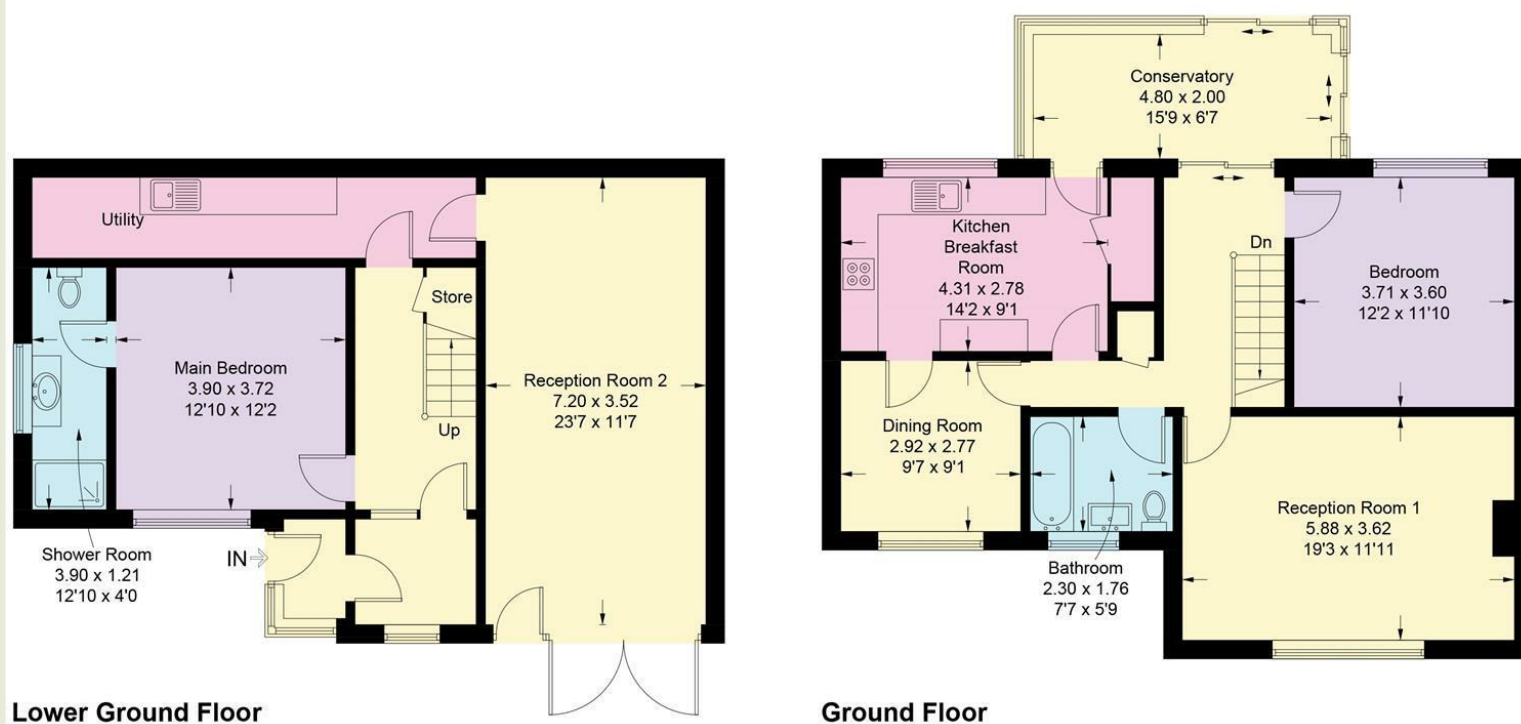


29 Kidderminster Road, Bewdley

Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft



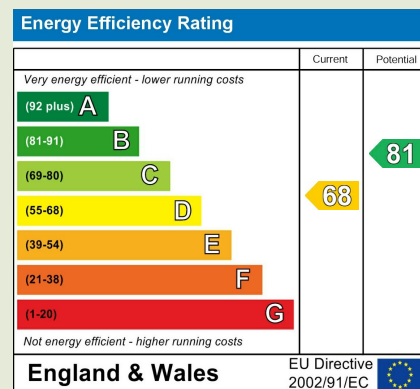
This plan is for guidance only and must not be relied upon as a statement of fact.



Halls

29 KIDDERMINSTER ROAD

| BEWDLEY | | DY12 1BU



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

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www.halls.gb.com

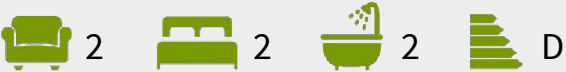


A unique two-bedroom detached home, ideally located in the sought-after riverside town of Bewdley, nestled within a quiet, private drive of just four properties. The property offers generous and adaptable living space, although some modernisation would enhance its appeal. Set within private gardens and featuring an attached paddock to the rear, the total plot extends to 0.54 acres. Off-road parking is available at the front. Offered with no onward chain. Early viewing is highly recommended.

Offers in the region of £340,000

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.



- Offering No Onward Chain
- A Spacious Detached House
- Offering a Unique Layout
- 2 Double Bedrooms & 2 Bathrooms
- Living Room & Separate Dining Room
- Fitted Kitchen & Utility Room
- Converted Garage & Conservatory
- Private Gardens & Land Circa 0.54 Acre
- In Need of Some Modernisation

DIRECTIONS

From the agents offices in Kidderminster proceed in a northerly direction on the Franche Road and take the first exit at the roundabout onto Habberley Lane. Continue towards Bewdley over the next roundabout and continue to the junction of Kidderminster Road, B4190. Turn left and at the roundabout take the third exit back onto Kidderminster Road and continue towards Bewdley. After a short distance, before the railway bridge, the property will be found on your right hand side set back from the road over a private driveway accessing 4 detached properties.

LOCATION

Set conveniently on the outskirts of Bewdley which has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. Its strongly defined character is partly based upon a collection of fine historic buildings. With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops and a doctor's surgery, Bewdley has something for everyone. Birmingham is approximately 21 miles and the cathedral city of Worcester approximately 14 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.



INTRODUCTION

A unique two-bedroom detached home, ideally located in the sought-after riverside town of Bewdley, nestled within a quiet, private drive of just four properties within close proximity to Severn Valley Railway . The property offers generous and adaptable living space and would benefit from some modernisation, with accommodation over two floors comprising two double bedrooms, one on the ground floor and one to the first floor. There are two bathrooms, a generous living room, separate dining room, fitted kitchen, utility room, conservatory and a part converted garage providing useful ground floor additional space. Set within private gardens and featuring an attached paddock to the rear, the total plot extends to 0.54 acres. Off-road parking is available at the front. Offered with no onward chain. Early viewing is highly recommended.

FULL DETAILS

The property is approached off a tarmac driveway leading to a block paved with access to the ground floor UPVC double glazed porch, in turn giving access to an inner hallway and reception hall.

RECEPTION HALL

With straight flight staircase to the first floor accommodation with under stairs storage, radiator, power points and ceiling mounted light fitting.

GROUND FLOOR DOUBLE BEDROOM

With power points, TV aerial lead, radiator, ceiling mounted light fitting and UPVC double glazed window. There is access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Being extensively tiled with a matching white suite of low level close coupled WC, vanity wash hand basin, double shower cubicle being fully tiled with wall mounted 'Mira Sport' shower and glazed shower screen. There is a radiator, ceiling mounted light fitting and UPVC double glazed window to the side aspect.

LARGE UTILITY

With fitted wall and floor mounted units with rolled top work surface and stainless steel sink with single drainer. There is space and plumbing for automatic washing machine, tumble dryer, refrigerator and freezer. There are power points, single panel radiator, ceiling mounted light fitting and access to the part converted garage.



PART CONVERTED GARAGE

What was the garage has been part converted with a ¾ double door and pedestrian door to the front aspect into a generous space with power points, telephone points, radiator and ceiling mounted light fitting. This generous space can be utilised and has potential for a games room, living room, additional bedroom or useful independent office space.

FIRST FLOOR LANDING

Being 'L' shaped with access to the roof space, two ceiling mounted light fittings, power points and radiator. There is a fitted cupboard housing the 'Worcester' gas fired combination boiler. From the first floor landing access can be gained into the first floor bedroom, living room, fitted kitchen, bathroom and dining room.

LIVING ROOM

Situated to the front of the property with a living flame coal effect gas fire with tiled display shelving. There are matching wall mounted light fittings, double panel radiator, power points and UPVC double glazed window to the front aspect.

FITTED KITCHEN

Situated to the rear with range of matching base and eye level units with marble effect rolled top work surfaces with inset stainless steel sink, single drainer and mixer tap. There is a double panel radiator, power points, ceiling mounted light fitting, larder with wall mounted shelving and ceiling mounted light fitting. The kitchen has a UPVC double glazed window overlooking the rear garden with an obscure glazed pedestrian door into the rear conservatory.

DINING ROOM

Situated to the front of the property accessed from the kitchen and/or landing with a generous UPVC double glazed window with an attractive outlook, power points, single panel radiator and ceiling mounted light fitting.

FIRST FLOOR BEDROOM

Being well proportioned double bedroom with power points, ceiling mounted light fitting, radiator and UPVC double glazed windows overlooking the rear garden.

FIRST FLOOR BATHROOM

Being fully fitted, extensively tiled with matching suite of low level close coupled WC, pedestal wash hand basin and panel bath with single panel radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the front aspect.



CONSERVATORY

Accessed from the kitchen and/or the first floor landing, with UPVC double glazed floor to ceiling windows to both rear and side aspects, lighting and UPVC double glazed sliding door allowing access to the rear gardens.

OUTSIDE

To the front of the property there are lawned gardens, brick paved driveway providing off road parking.

To the rear there is an initial paved patio with steps up to a level lawn and further patio, timber summer house and two useful garden sheds. The gardens are bordered via wooden panel fencing with stepped access to the side leading to the front of the property. Further steps lead to a raised lawned area and fenced access to the adjoining rear grass paddock above the property. In all the property sits within private gardens with adjoining land to the rear and above the property totalling 0.54 acre.

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.