



TO LET

£1,100 PCM

## Llafron Cottage Upper Arley, Bewdley, DY12 1XA

Nestled in the charming village of Arley, Bewdley, this delightful semi-detached house offers a perfect blend of modern living and picturesque surroundings. Recently renovated and tastefully redecorated, the property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat.

One of the standout features of this property is its proximity to the River Severn, allowing residents to enjoy scenic walks and the tranquil beauty of the waterway. The village location enhances the sense of community, making it a wonderful place to call home. Additionally, the property includes a garage and off-road parking for two cars. This semi-detached house is not just a home; it is a lifestyle choice, offering a serene environment while being close to local amenities.

If you are looking for a beautifully presented home in a picturesque village setting, this property in Arley is certainly worth considering.

Council band C, EPC D



- Recently renovated and redecorated
- Rural village location by the River Severn
- Garage and off-road parking
- Two Bedrooms and Master Dressing Room
- Spacious Kitchen with pantry
- Two Reception Rooms



2 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

#### Entrance Hall 9'0" x 7'3" (2.76 x 2.21)

Having vinyl flooring, electric heater, uPVC double glazed front door, ceiling light point and stairs to the first floor

#### Inner Hallway

Having vinyl flooring, ceiling light point, uPVC double glazed door to rear, storage cupboard and doors to kitchen and bathroom.

#### Bathroom 7'6" x 7'9" maximum (2.31 x 2.38 maximum)

Having tiling to floor and walls, bath and shower, W/C, handwash basin, double glazed window to the rear and a storage cupboard housing immersion heater

#### Kitchen 10'10" x 15'7" (3.32 x 4.75)

Having vinyl flooring, wall and base units with fitted work tops featuring electric oven and hob and sink and drainer unit. There is uPVC double glazed window to the rear, heat alarm, extractor fan and doors to the reception rooms and pantry.

#### Pantry 5'11" x 3'4" (1.81 x 1.02)

Having double glazed window to the side and shelving to the wall.

#### Reception Two 7'7" x 12'3" maximum (2.32 x 3.74 maximum)

Having carpet, double glazed window to the front, electric heater and ceiling light point.

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

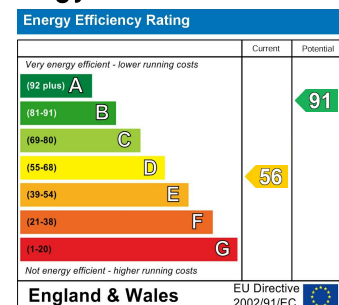


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### Energy Performance Ratings



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