



Melrose House, 11 Bewdley Hill, Kidderminster, Worcestershire, DY11 6BS

Guide Price £510,000

HILLS
Estate Agents

Melrose House, 11 Bewdley Hill.

- An Impressive & Deceptive Victorian Detached Home
- Stylishly Presented & Refurbished Throughout
- Four Double Bedrooms & Two Bathrooms
- Modern Fitted Kitchen, Laundry Room/Cloakroom
- Large Decked Terrace, Generous Private Gardens & Off Road Parking

DIRECTIONS

From Kidderminster town centre proceed towards Bewdley and at the roundabout take the second exit continuing onto Bewdley Road and past Kidderminster Hospital on the left hand side. At the traffic lights continue straight over onto Bewdley Hill where the property will be found on the left hand side as indicated by the agents For Sale board.

LOCATION

Set in the most convenient location to the northern side of Kidderminster, good access and bus routes to the town centre, surrounding towns and villages such as Bewdley, Bridgnorth, Wolverley and onward to Wolverhampton, Birmingham, Stourbridge and the cathedral city of Worcester. The property is set within a generous plot offering with great potential to further develop/extend (STPP).

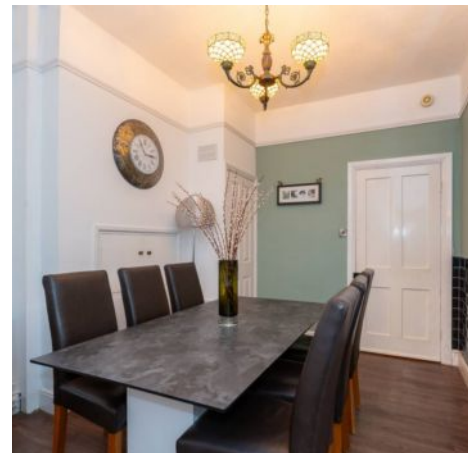


FULL DETAILS

Set within a desirable location on the Bewdley side of Kidderminster, this fabulous family home offers spacious and contemporary accommodation over three floors. The ground floor is accessed via the main entrance into an initial vestibule with a beautiful original stained glass door into the main reception hall with attractive Victorian styled floor tiles and further stained glass side window.

The modern fitted breakfast kitchen offers plenty of light and space with French doors to the generous outdoor terrace. Benefiting from a walk-in pantry and a fitted kitchen island with integral storage and further matching fitted base and eye level units. The kitchen offers integrated appliances to include a fridge freezer and a Beko dishwasher and a Rangemaster double oven.

The dining room has further fitted storage and overlooks the rear terrace with a contemporary fitted dining table to match the kitchen work surfaces with fitted storage within the base. The laundry / utility room provides an abundance of space with attractive patterned tiled floor, electrically operated Velux window, fully fitted with matching units and a second integral fridge freezer, washing machine and space for a tumble dryer with an inset stainless steel sink with mixer tap.



French doors open out to the rear terrace and gardens. The cloakroom has a W.C and vanity wash hand basin. The cellar is particularly useful providing plenty of storage with fitted shelving and good head height, also housing the new fuse board and the EV charging point fitting. There is a rear porch with radiator and double glazed windows and door to the rear terrace.

The living room is to the front of the property, beautifully presented and well proportioned with an open log burning fire place.

The main staircase from the reception hall leads to a first floor landing providing access to two double bedrooms, including the principal bedroom. A further staircase leads to the second floor landing which leads to two further genuine double bedrooms and an independent shower room. The shower room is fully tiled with a W.C, vanity wash hand basin and glazed walk-in shower.

The second bedroom on the first floor has a range of four double and one single floor to ceiling wardrobes and two dressing tables with fitted drawers, allowing plenty of space for a double bed. The principal bedroom is beautifully presented with a fitted double wardrobe and attractive, ornamental cast iron fireplace.

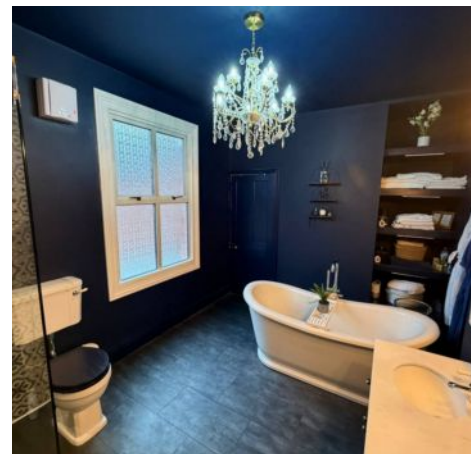


From the principal bedroom a second door leads to an internal landing with secondary staircase down to the dining room, and also to the main bathroom with 'His & Hers' fitted vanity wash hand basins, a fabulous roll top bath with swan neck mixer tap and shower attachment. Additionally there is a W.C and wonderful, glazed walk-in shower, being fully tiled and with a dual shower with rain shower.

OUTSIDE

A particular feature and benefit to this beautiful family home is the generous and private gardens. With a small attractive fore garden and off road parking to the front and side and 3/4 split gated access to the rear. The rear gardens are fabulously generous and offer plenty of privacy. With an initial large decked seating terrace, perfect for entertaining or relaxing, with a covered timber seating area external lighting and waterproof power points.

Steps lead to a further area with useful shed/workshop and gated access to the rear lawned area, all of which is bordered with a combination of wooden panel fencing and attractive brick walls.



SERVICES

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.

MILEAGE

Bewdley 2½ miles | Hagley 7 miles | Worcester 16 miles | Birmingham 22 miles | M5 J6 - 16 miles

COUNCIL TAX: Band E

TENURE: Freehold with vacant possession upon completion.

Energy Performance Rating:

AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identify of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic drivers licence etc).

We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no affect on your credit history

