



SEVERN LAWN UPPER ARLEY

| BEWDLEY || DY12 1XA



Halls are proud to present Severn Lawn. The property has undergone a full refurbishment. Offering the perfect blend of modern living and natural beauty.

Boasting three elegant reception rooms and four spacious bedrooms.

The two well-appointed upstairs bathrooms, including a shower room and bathroom but not forgetting the additional downstairs WC.

One of the standout features of this home is its beautiful gardens, which overlook the serene river, creating a tranquil outdoor space. The gardens are a true haven for nature lovers and those who appreciate picturesque views.

For those with vehicles, the property offers parking for two vehicles, adding to the convenience of this delightful home.

£1,750 Per Calendar Month

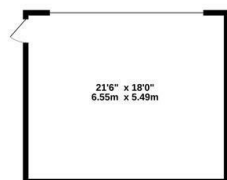


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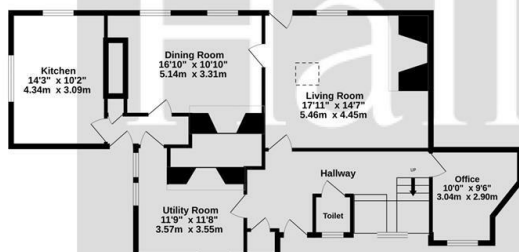




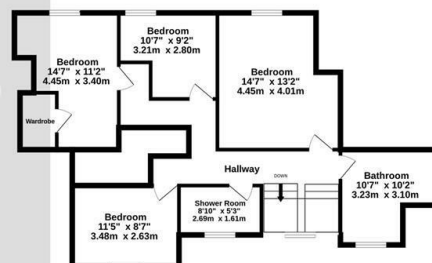
Garage
387 sq.ft. (96.0 sq.m.) approx.



Ground Floor
963 sq.ft. (89.3 sq.m.) approx.



1st Floor
872 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



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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.

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