



165 Bewdley Hill, Kidderminster, Worcestershire, DY11 6BS

Severn Estates are pleased to offer for sale this four bedroom detached property situated within this popular location on the Bewdley side of Kidderminster which offers great access to the local amenities, main road networks, hospital and Town Centre. Offering a modern interior the property briefly comprises a living room, kitchen diner, reception hall and cloakroom to the ground floor, four bedrooms, ensuite shower room and bathroom to the first floor. Benefiting further from off road parking, gardens, double glazing and gas central heating. Contact us today to book your viewing. EPC Band D.

*** Draft details ***

Offers In The Region Of £287,500

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Entrance Door

Opening to the hall.

Reception Hall

With a port hole window to the front, stairs rising to the first floor landing and storage space beneath, radiator, double doors opening to the living room and doors to the cloakroom and kitchen diner.

Living Room

14'5" x 13'9" (4.40m x 4.20m)



Having double glazed double doors with side panels opening to the decked area of the garden, double glazed bow window to the front and radiator.



Kitchen Diner

16'0" x 14'1" (4.90m x 4.30m)



Fitted with wall and base units having a complementary worksurface over, built in oven and '5' burner hob with extractor fan over, integrated washing machine, dishwasher, fridge and freezer, single drainer sink unit with mixer tap, tiled splash backs, inset spot lighting, radiator, tiled flooring, double glazed double doors opening to the decked area of the garden and double glazed windows to the front and rear



Cloakroom



Fitted with a w/c, wash basin with tiled splash back, radiator and double glazed window to the rear.

First Floor Landing

With a double glazed window to the rear, radiator and doors to all bedrooms and bathroom.

Bedroom One

15'8" x 8'2" (4.80m x 2.50m)



Having a double glazed window to the front, radiator and door to the ensuite shower room.

En Suite Shower Room



Fitted with a white suite comprising a shower enclosure, w/c, pedestal wash basin, radiator, tiled walls and flooring, inset spot lighting and double glazed window to the rear.

Bedroom Two

11'1" x 6'6" (3.40m x 2.00m)



Having a double glazed window to the front, radiator and storage cupboard.

Bedroom Three

7'6" x 7'10" (2.30m x 2.40m)

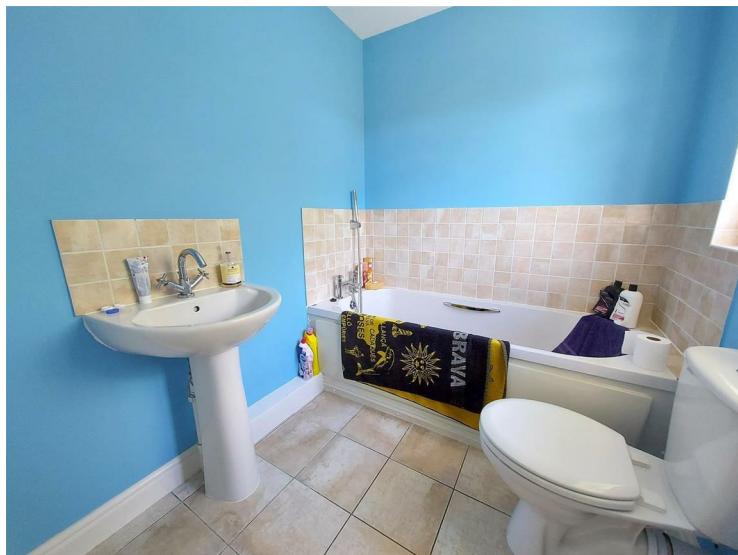
Having a double glazed window to the front and radiator.

Bedroom Four

10'9" x 6'2" (3.30m x 1.90m)

Having a double glazed window to the rear and radiator.

Bathroom



Fitted with a white suite comprising a bath with shower attachment to the taps and tiled splash back, w/c, pedestal wash basin with tiled splash back, tiled flooring, radiator, double glazed window to the rear, loft hatch and inset spot lights.

Outside

Rear Garden



Rear Elevation



Agents Note

Please be advised that property is currently rented out, the tenants have expressed a keen interest in staying on should a new landlord be looking to purchase the property.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers

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will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

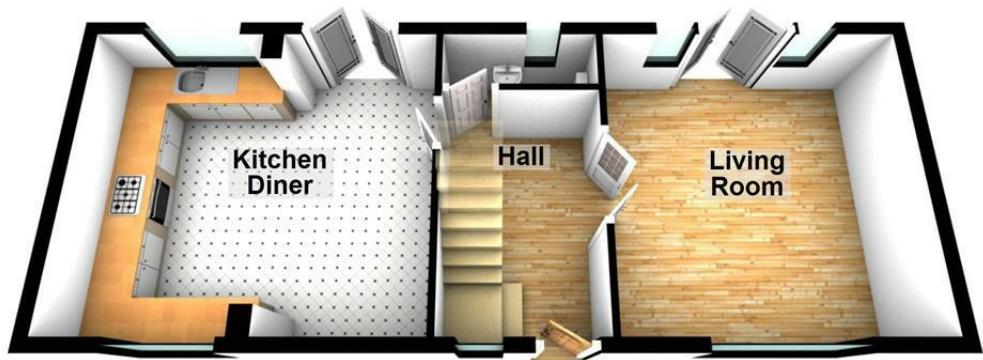
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-190621-V1.0



Ground Floor



First Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	