



7 Valley View, Bewdley, Worcestershire

G HERBERT
BANKS

EST. 1898

7 Valley View
Bewdley
Worcestershire
DY12 2JX

Spacious detached family home situated in an excellent cul-de-sac location.

Close proximity to Bewdley and the Wyre Forest.

Entrance Hall, Lounge, Impressive Open Plan Kitchen/Dining/Family Room, Cloakroom.

4 Bedrooms, En-suite to Master, Family Bathroom.

In all about 1504 sq.ft.

Single Integral Garage, Good-sized Driveway, Enclosed Rear Garden.

Situation

7 Valley View is situated in a quiet cul-de-sac location and is very accessible to Bewdley and the glorious Wyre Forest with its very rewarding walking and biking opportunities. Good local amenities include The Hopleys Farm Shop, The Running Horse Public House, The Hop Pole Inn, The Royal Foresters Gastro Pub and The Wharton Park Golf Club.

Bewdley is a highly regarded riverside town with extensive amenities including both junior and senior schools, a large medical centre, range of independent bars, cafes and restaurants and the very charming Severn Valley Railway. The large Wyre Forest town of Kidderminster, Birmingham and Worcester are very accessible. M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Kidderminster has a direct rail link to both cities and London.

Description

7 Valley View is a generous sized family home set in a decent sized plot. Built in the early 1970's the property has been extended and modernised throughout.

The property is approached by an entrance hall with oak flooring throughout the downstairs. Doors lead to the lounge and the excellent open plan kitchen/dining family room. There is a downstairs cloakroom.

The lounge is a good size, with bay window to the front and double doors opening out to the rear garden. A real focal feature of this room is the sandstone fireplace with wood burning stove. Double solid oak doors lead off the lounge into the large open plan kitchen/dining/family room which has recently been upgraded and tastefully crafted by the current Vendor. This is a great entertaining space and offers versatile accommodation with Rayners sliding doors opening out into the rear garden.



With exposed brickwork across the one wall and wood burning stove, the striking kitchen provides solid oak cabinets with working surfaces over, double bowl porcelain sink and a beautiful solid walnut island with built in drawers/cupboards.

A door leads to the garage, which has power, lighting, plumbing for washing machine and houses the Worcester Bosch Boiler.

Stairs rise to the first-floor landing providing access to the family bathroom and 4 bedrooms, 3 of which are doubles and a good sized single. Bedrooms 3 and 4 both have fitted wardrobes.

The master bedroom benefits from having built in wardrobes and a tiled en-suite with shower cubicle, sink and W.C.

Outside

Good-sized secure and private rear garden with millboard decking, Astro turf, slabbed patio area, solid oak fencing and a side gate providing access to the front. Large storage unit.

To the front is a large driveway, wood store and integral garage.

GENERAL INFORMATION

Services

Mains water, electricity, and drainage. Gas fired central heating.

EPC Rating

The EPC was carried out in July 2017 with a rating 6g/C; potential 83/B.

Local Authority

Wyre Forest District Council Tel: 01562 732928

Fixtures and Fittings

Items including the fridge freezer, cooker, dishwasher and Hot Tub are subject to negotiations. Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

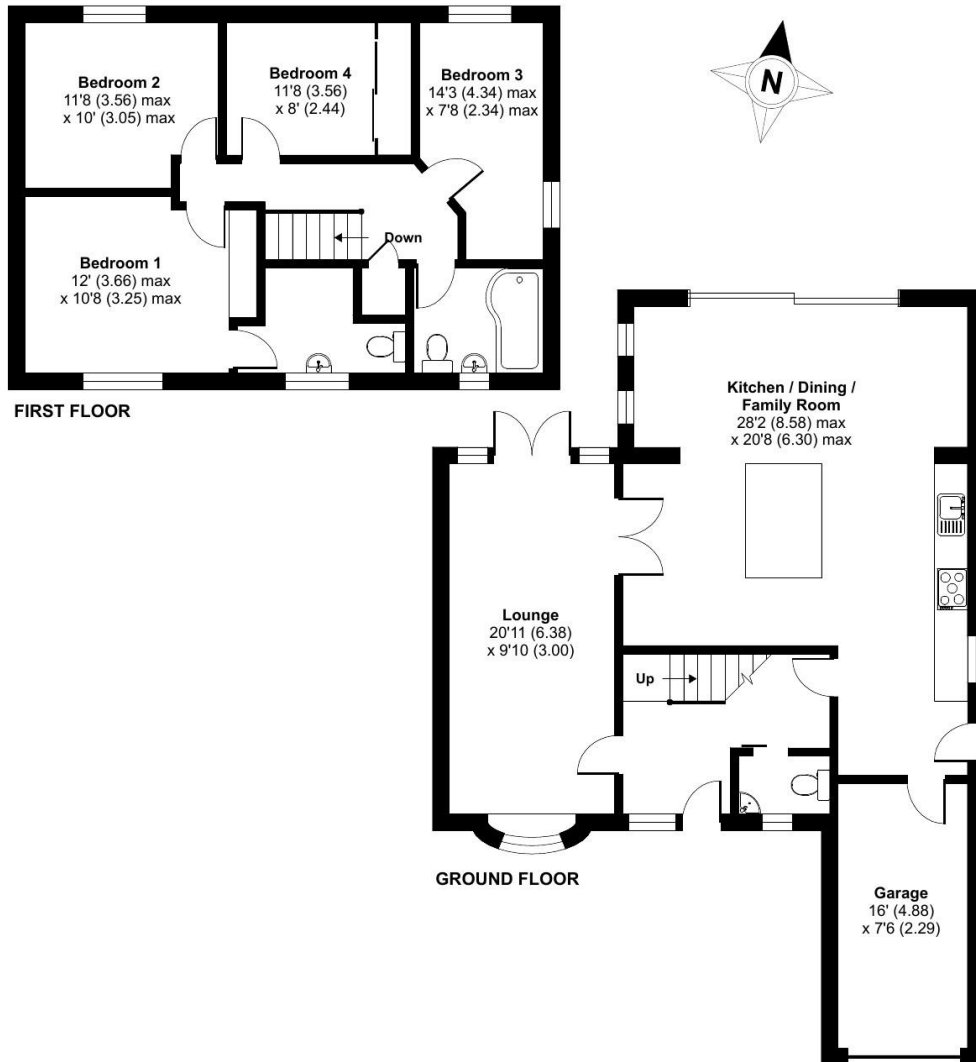
From Bewdley town centre proceed along the B4190 and take the left-hand turn onto Welch Gate sign posted to Tenbury A456, continue along this road bypassing The Hop Pole Inn on your right-hand side. Turn left into Wyre Hill and take the first right-hand turn onto Park Dingle then turn left onto Valley Way. Proceed down this road and you will find the property on your left-hand side.

Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



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