



1 Abberley View, Callow Hill, Worcestershire

G HERBERT  
BANKS

EST. 1898



1 Abberley View  
Callow Hill  
Rock  
Worcestershire  
DY14 9DA

An excellent family home with superb rear view.

Reception Hall, Cloakroom, Dining Room, Lounge,  
Fitted Breakfast Kitchen and Large Conservatory.

4 Bedrooms, En-Suite Shower Room and Family  
Bathroom.

In all about 1510 sq.ft

Garage, Carport, Driveway, Rear Garden with  
Outbuildings.

## Situation

1 Abberley View is situated in a much favoured and accessible rural area within walking distance of the beautiful Wyre Forest. The property enjoys a splendid rear view over an adjoining playing field extending towards the Abberley Hills. A range of amenities are available in the surrounding area including The Royal Foresters Gastro Pub and The Colliers Farm shop and café. The close by village of Far Forest has a popular pub with carvery, a post office / store and junior school.

The historic and charming riverside town of Bewdley provides an extensive range of amenities including both junior and senior schools. The large Wyre Forest town of Kidderminster has a direct rail service to Birmingham, London and Worcester.

## Description

This very appealing family home was built in 2003 by a local Worcestershire developer.

Providing good size double glazed accommodation with solid oak floors to the majority of the ground floor. The house is approached by a generous reception hall with cloakroom off.

There are 2 good reception rooms with interconnecting glazed double doors. The lounge has a feature marble fireplace with ornamental electric fire and double-glazed doors to the rear.

Well fitted breakfast kitchen with range of cabinets, breakfast bar, 4 ring candy LPG hob, electric oven, Kenwood dishwasher, plumbing for washing machine, ladder radiator and tiled floor.

Beyond the kitchen is a large double-glazed conservatory with doors to the exterior, garage and tiled floor.

A timber staircase rises to the first-floor landing and 4 bedrooms, all with fitted wardrobe cupboards. The master has an en-suite shower room and there is a well-appointed family bathroom with Triton shower over the bath. Several of these bedrooms enjoy a wonderful rear aspect.

## Outside

Single garage with up and over door, power supply and adjoining carport with block paved driveway.

Good-size tarmac driveway with a further gravelled parking area.

Gated side access with external power point, cold water tap and dog shower.

## Attractive Rear Garden

This includes a paved terrace onto a lawn with 3 timber sheds to one side (all with a power supply) and a greenhouse. Adjoining this is a feature full width timber deck with pond and splendid rear view. It is a lovely social area.

Further side storage.

## GENERAL INFORMATION

### Services

Mains electricity, water and drainage. Oil fired central heating. An alarm is installed.

### Local Authority

Wyre Forest District Council Tel: 01562 732928

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:  
[www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in June 2019 with a rating 60/D; potential 91/B.

### Fixtures and Fittings

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.

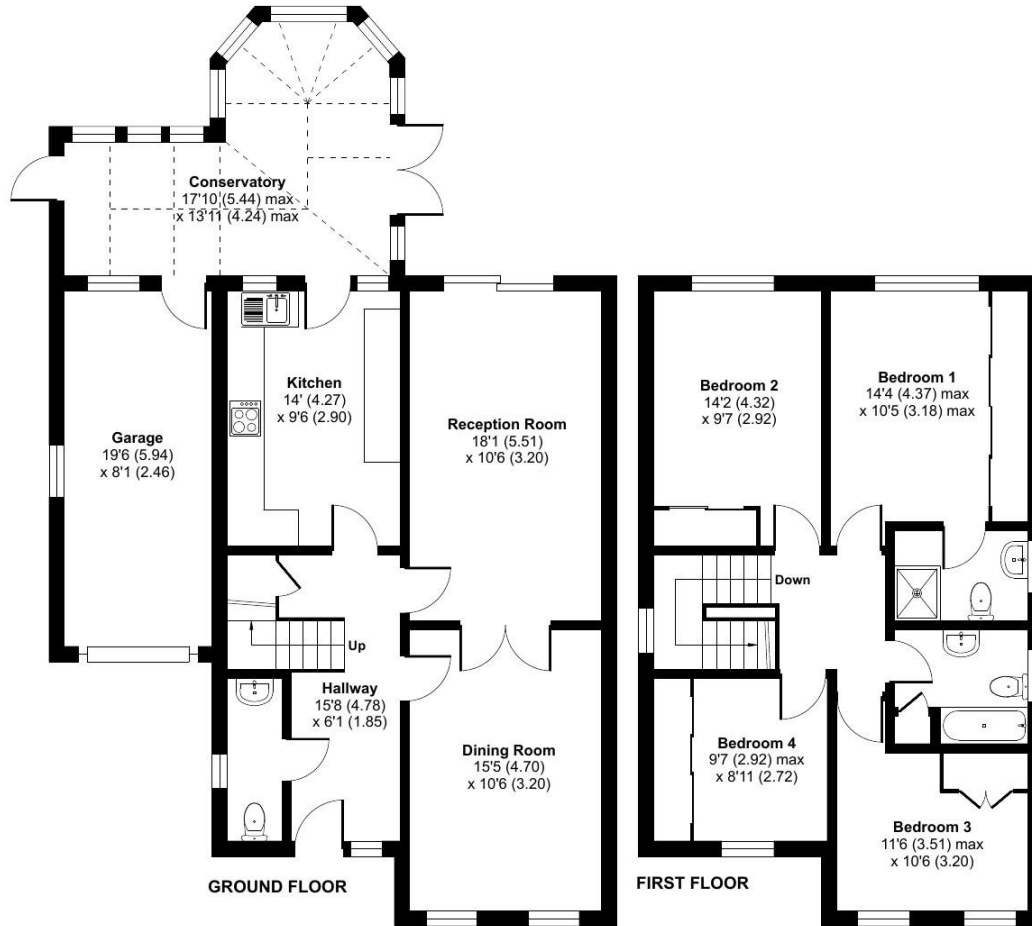
### Directions

Bypass Bewdley along the A456 signposted to Tenbury Well. Pass The Royal Foresters Pub continue for a further short distance. The property will be seen ahead on the left-hand side just before the playing fields.

Sales particulars produced September 2023



Approximate Area = 1510 sq ft / 140.3 sq m  
Garage = 158 sq ft / 14.7 sq m  
Total = 1668 sq ft / 155 sq m  
For identification only - Not to scale



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01299 896 968  
info@gherbertbanks.co.uk  
www.gherbertbanks.co.uk

The Estate Office, Hill House  
Great Witley, Worcestershire WR6 6JB



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