



44 Wyre Hill, Bewdley

Nock
Deighton
SINCE 1831



44 Wyre Hill

Bewdley

Set within a popular residential position in Bewdley, this spacious detached family home offers versatile accommodation, attractive far-reaching views and a wonderful balance of modern styling and practical living, all within easy reach of the town's amenities and surrounding countryside.

44 Wyre Hill enjoys an elevated position within one of Bewdley's well regarded residential areas, ideally placed for access to the town's attractive Georgian centre, the River Severn and the many independent shops, cafés and amenities for which Bewdley is so well known. The town also sits on the edge of the Wyre Forest, making it especially appealing for those who enjoy walking, cycling and access to beautiful surrounding countryside.



- Spacious Detached Family Home
- Modern Kitchen
- Beautiful Gallery Landing
- Flexible Living with Downstairs Shower
- Herringbone Flooring in Hallway and Kitchen
- Balcony Overlooking Garden and Views Beyond
- EPC - C



The property is approached via a generous driveway, providing ample off-road parking, with the frontage giving an immediate sense of the scale of the accommodation on offer.

Inside, the home opens into a welcoming reception hall with striking herringbone flooring, which continues through the hallway and into the kitchen, creating a stylish and cohesive first impression.

The ground floor is particularly well suited to modern family life, with a superb open feel between the principal reception spaces. A spacious living room flows through into a further sitting area, offering flexibility for relaxation, entertaining or home working.

The dining room enjoys a pleasant position overlooking the rear aspect and connects beautifully with the rest of the ground floor, while the modern fitted kitchen has been thoughtfully updated with sleek cabinetry, integrated appliances and ample worktop space.





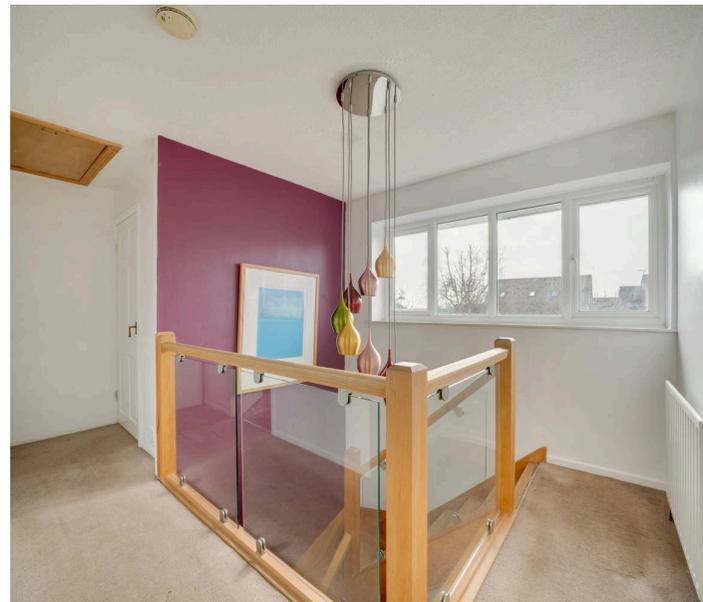
A useful downstairs room with shower adds further practicality and enhances the flexibility of the layout, particularly for families or those seeking multi-generational living potential.

To the first floor, the property continues to impress with a bright and beautiful gallery landing.

There are four well-proportioned bedrooms, including a generous principal bedroom with ensuite, and access to a balcony enjoying views over the garden and beyond.

The remaining bedrooms are served by a family bathroom, with the overall arrangement offering excellent versatility for growing families, guests or those requiring study space.

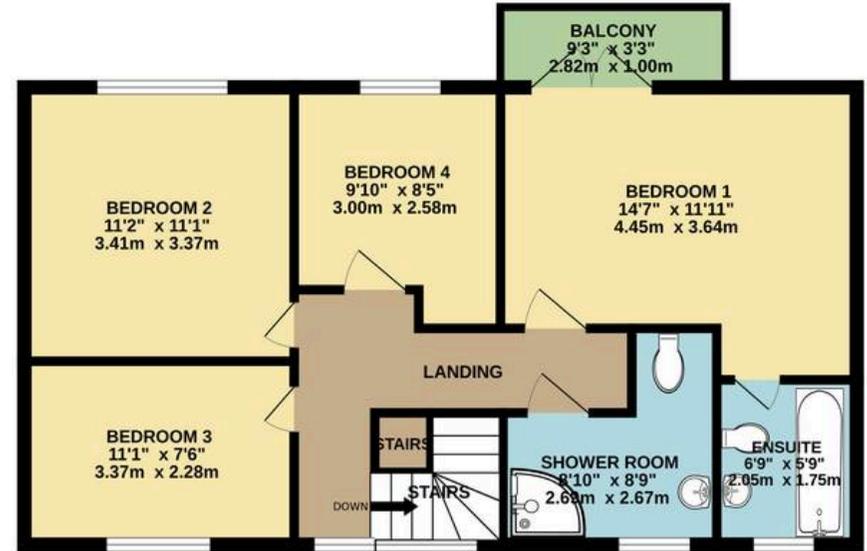
Externally, the rear garden provides an excellent space for outdoor enjoyment, with lawn and patio areas ideal for both entertaining and everyday family use. The balcony is a particularly appealing feature, creating an elevated vantage point from which to take in the garden and the wider outlook beyond.



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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