



8 Acacia Avenue, Bewdley, DY12 1BP



8 Acacia Avenue, Bewdley, DY12 1BP

A traditional three bedroom semi detached home with large garden located within walking distance to the town centre. Kidderminster - 3.5 miles, Stourbridge - 11 miles, Bridgnorth - 15 miles, Worcester - 14 miles, Birmingham - 22 miles. (All distances are approximate).

LOCATION

The property is situated in the delightful Georgian riverside town of Bewdley. Acacia Avenue is within easy and level walking distance of the vast array of individual shops, pubs, restaurants and has good accessibility to schools and healthcare services.

ACCOMMODATION

This superb traditional semi-detached family home benefits from new double glazing and has been updated including contemporary refitted kitchen and bathrooms. The property is being sold with no onward chain.

HALLWAY leading to open plan LOUNG DINING ROOM with a bay window overlooking the front and patio doors onto the garden. There is a door from the lounge with access to the CELLAR. The refitted KITCHEN has a range of high gloss base and wall units and includes oven hob and extractor and further appliance space for fridge freezer and washing machine.

Stairs from the hall give access to the first floor accommodation LANDING with doors off to BEDROOM with built in storage and window over looking the garden to the rear. Two further bedrooms both to front elevation. The family BATHROOM has been refitted to a high standard to include a panel bath with a shower over and shower screen, WC and wash hand basin set in a vanity unit. The property also has the advantage of new floor coverings throughout.

OUTSIDE

The property benefits from off road parking and gated side access. The rear garden is substantial and has a good degree of privacy there is ample room to extend if needed subject to the usual permissions.

NB:

AGENTS NOTES please be aware the property is situated on an unadopted road.

TENURE:

Tenure we are advised by our client that the property is FREEHOLD verification should be obtained by you solicitors.

Energy Efficient Rating: E

COUNCIL TAX:

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499**

bridgnorth@berrimaneaton.co.uk

**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366**

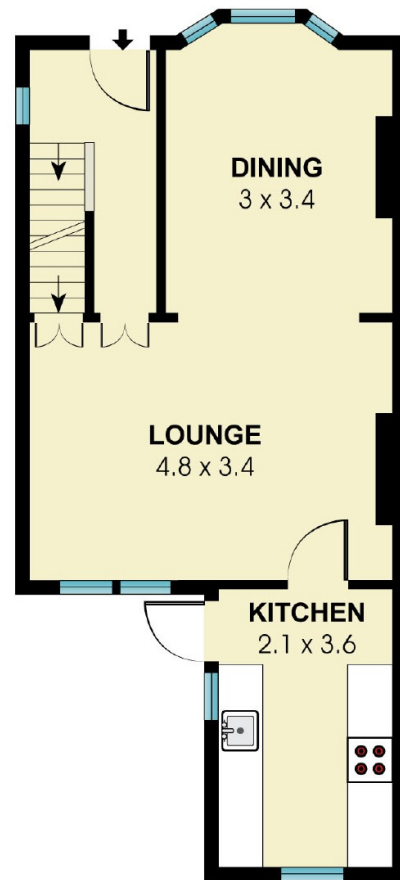
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

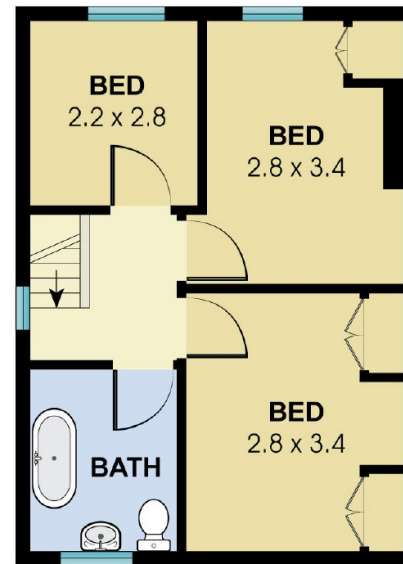
Guide price
£280,000

EPC:E

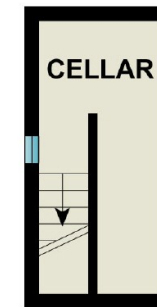
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Ground Floor



First Floor



Cellar

