

EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN EXCESS OF

£300,000

Sandy Bank

Bewdley, DY12 2AY

PROPERTY SUMMARY

A wonderful period three-bedroom cottage situated very close to the heart of Bewdley and its local amenities, complete with a driveway; such a rarity so near to town. Available with No Upward Chain, the property is attractively presented, incorporating modern convenience with period-style charm, showcasing exposed timber beams and two feature fireplaces. Benefiting from gas central heating and double-glazing throughout, the property presents two spacious reception rooms, a kitchen with integrated appliances, three bedrooms, a newly updated bathroom, separate WC and an enclosed rear garden.

3



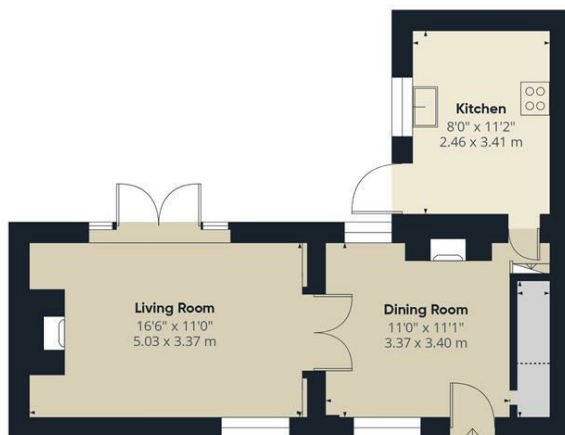
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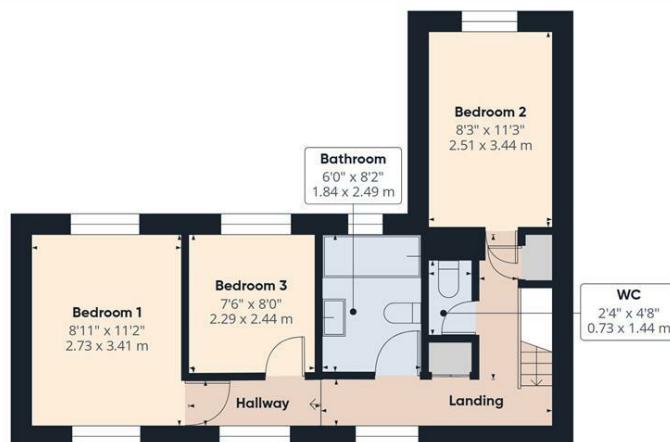
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

821 ft²
76.3 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

Wyre Forest

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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