



Warstone Meadows, Bewdley, DY12 1HT

- Three Bedrooms
- Well Presented Throughout
- Garden, Garage and Parking
- Popular Residential Area

Hayden
Estates



GENERAL INFORMATION AND APPROACH

Warstone Meadows was built within the grounds of a formal stately home which actually has been refurbished and still stands today just a stones throw away from this property. Built by Messrs David Wilson Homes approximately fifteen years ago.

Located towards the end of a cul de sac, number 6 Warstone Meadows is a mid terrace modern home, of good proportions with garage, parking and gardens. You can just move into and you wouldn't have to change a thing as the property is tastefully decorated throughout. The frontage is landscaped and well presented. It is extremely quiet with no passing traffic, ideal for those with young families.

From here one can walk into town, attend the local parish church, or the children can walk to both primary and high schools, adjacent to each other on the Stourport Road. There is a petrol station just outside Bewdley with a Co op attached. This is open early till late.

Tarmacadam driveway affording off road parking in front of single garage having up and over remote control door, door to front elevation with rear pedestrian door which gives access into rear hall. There is also a gravelled area ideal for additional parking. Outside lighting, with canopied entrance, steel front door with partial glazing which allows access into:

RECEPTION HALL / LOBBY

Access from the front elevation, ceiling light point, radiator and hanging space for coats etc. Door allowing access into:

LOUNGE

17'2 max x 11'6 max (5.222m x 3.497m)

A lovely room allowing in a natural abundance of lighting courtesy of the Upvc double glazed square bay window to the front elevation, stairs rising to the first floor accommodation, useful under stairs recess, ceiling light point, mains smoke alarm, telephone point, radiator and aerial point.

DINING KITCHEN

11'5 max x 9'3 max (3.482m x 2.822m)

Having Upvc double glazed window to the rear elevation overlooking the garden, a good range of wall and base units, with the latter having roll top working surface over. Inset white ceramic one and a half sink drainer unit with mixer tap over, inset four ring gas hob & built in electric oven. Partial tiling to walls providing the splash back, space and plumbing for washing machine and dishwasher, wall hung gas boiler which provides domestic hot water and central heating requirements to the property, space for further electrical appliances, radiator, two ceiling light points, vinyl floor tiles and, there is space for a good sized dining table.

REAR HALL

An ideal space for somewhere you can take your shoes off without making the rest of the house dirty! Radiator, ceiling light point and pedestrian door leading access to the rear garden. There is a pedestrian door to garage and access to the roof void. Although the loft has not been inspected it is believed to have a ladder fitted.

CLOAKROOM

5'1max x 3'1max (1.550m x 1.210m)

Having Upvc double glazed window to the rear elevation, Close coupled w.c suite, corner pedestal wash hand basin, ceiling light point.

FIRST FLOOR ACCOMODATION

Doors radiating off to the bedrooms and the family bathroom, built in airing cupboard which is ideal for somewhere to store those bath towels!

BEDROOM

13'5 max x 12'9 max (4.086m x 3.876m)

A bright bedroom allowing an abundance of natural lighting courtesy of the Upvc double glazed window to the front elevation, three door built in wardrobe providing great storage. Telephone point, aerial point, ceiling light point and radiator.

BEDROOM

13'1 max x 9'4 max (3.995m x 2.841m)

Having Upvc double glazed window to the rear elevation giving inviting views to the rear garden, built in two door wardrobe, ceiling light point and radiator.

BEDROOM

12'2 max x 7'1 max (3.701m x 2.161m)

(Overall sizes quoted) Having Upvc double glazed window to the front elevation, radiator, built in two door wardrobe and ceiling light point.

BATHROOM

A modern close coupled WC suite comprising: panelled bath with pillar taps over, Triton electric shower over, tempered glass shower screen, pedestal wash hand basin with pillar taps over, Upvc double glazed window to the rear elevation, ceiling light point and ceiling extractor fan .

GARDEN

A fully enclosed area, with well established stocked borders offering good colour to the garden against the rich colour of the good condition fencing to all boundaries. Outside tap, two full width patio areas across the rear of the house, thus allowing for tubs and planters, entertaining in the summer with a tasty barbeque to go with the atmosphere, or just to read a good novel with an exceptional glass of chardonnay and to admire the peace and quiet that's on offer here.

GARAGE

16'4 max x 8'2 max (4.978m x 2.500m)

Up and over metal door, useful power and ceiling light point.

SERVICES

- * All mains services are connected to the property.
- * A telephone line is connected to the property and is available subject to the usual transfer regulations.
- * This is a fibre broadband area.
- * Water is connected to the property and is provided by Water Plus formally Severn Trent Water, the property has a water meter fitted.

None of the appliances have been checked and therefore Hayden Estates cannot be held responsible for condition. If there is any doubt, items should be checked at point of sale by a qualified engineer.

TENURE

Hayden Estates have been told that the property is freehold. However this as any other information found within these details will need to be verified through your own solicitor.

FIXTURES AND FITTINGS

Nothing is included in the sale that is not specifically mentioned therein. However, it may be possible to purchase certain items through negotiations with the Vendors separately.

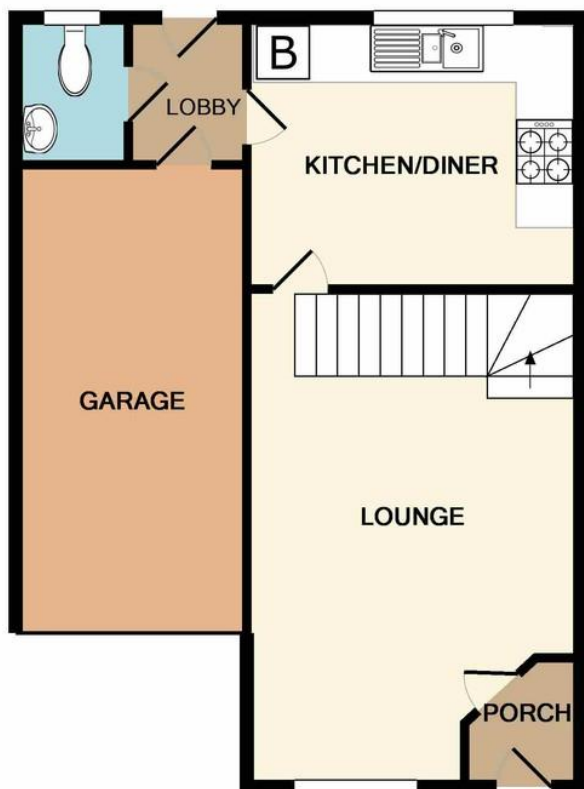
DIRECTIONS

As you proceed towards Bewdley on the A456 going past the safari park, arrive at the roundabout and take the second exit proceeding towards Bewdley town centre, go over the raised zebra pedestrian crossing and take the next right hand turn towards Franche, then take your next left into Threlfall Drive, take your second right into Warstone Meadows, where the property will be located.

VIEWINGS

To arrange a viewing, please contact Hayden Estates at any time on any of the following; 01299 405062, email admin@hayden-estates.com or via our website www.Hayden-Estates.com. Please note that full details will be obtained for security purposes.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Address: 6 Warstone Meadows, BEWDLEY, Worcestershire, DY12 1HT
RRN: 8001-5934-9329-0206-8383

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Wyre Forest District Council

HAYDEN ESTATES
33 Load Street
Bewdley
Worcestershire
DY12 2AS

T: 01299 405062
E: admin@hayden-estates.com
W: www.hayden-estates.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements