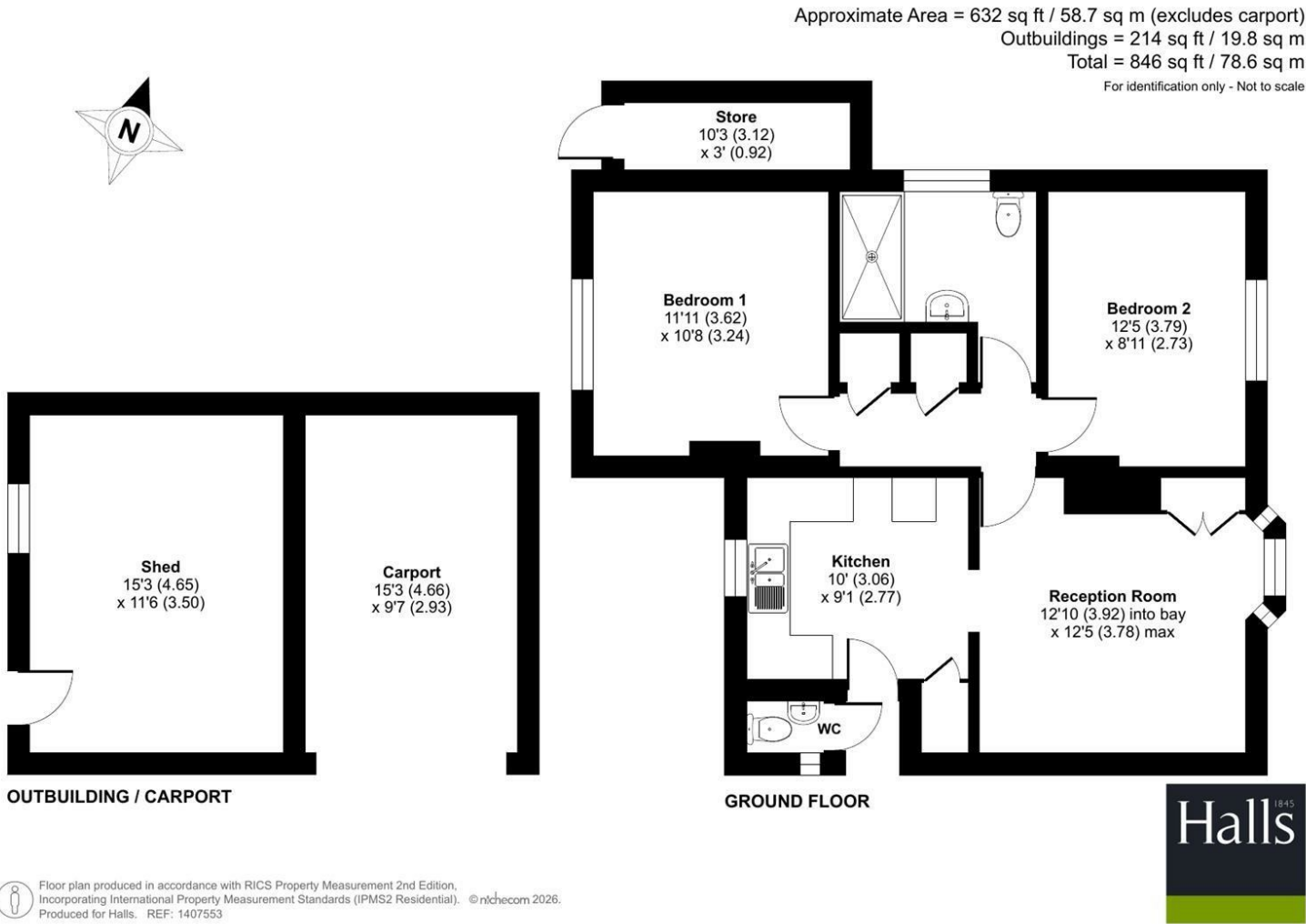


FOR SALE

Holbeache Bungalow, Trimpley, Bewdley, DY12 1NZ



FOR SALE

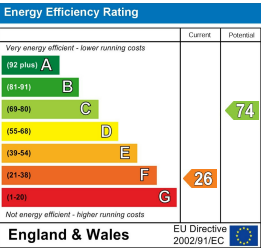
Offers in the region of £395,000

Holbeache Bungalow, Trimpley, Bewdley, DY12 1NZ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A two-bedroom bungalow with impressive views over the Severn Valley to the Clee Hills, in need of modernisation, enjoying a peaceful village position, offering comfortable single-storey accommodation, garden space and parking, within easy reach of Bewdley and the Wyre Forest.



01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-proportioned two-bedroom bungalow arranged entirely on the ground floor
- Impressive views over the Severn Valley to the Cleve Hills
- Comfortable reception room with bay window and feature fireplace
- Fitted kitchen with scope for updating and personalisation
- Two good-sized bedrooms and a centrally positioned bathroom
- Manageable garden space with detached shed and carport

■ In need of modernisation  
**DESCRIPTION**

Halls are delighted with instructions to offer this bungalow in Trimpey for sale by Private Treaty.

The property occupies a pleasant village position within Trimpey and offers well-proportioned accommodation, ideally suited to a range of purchasers including downsizers, couples and those seeking a quieter semi-rural setting.

**SITUATION**

The property is situated within the popular village of Trimpey, lying on the edge of Bewdley and the Wyre Forest.

The nearby riverside town of Bewdley provides a good range of everyday amenities including shops, cafés, public houses and schooling, while Kidderminster offers further facilities together with rail connections.

The surrounding area is well known for its attractive countryside, woodland walks and outdoor pursuits.

**W3W**

///begun.darts.together

**DIRECTIONS**

From the agent's office on Franche Road, head towards Bridgnorth at the mini roundabout, take the 1st exit onto Habberley Ln/B4190, at the roundabout, take the 3rd exit onto Low Habberley. Turn right onto Hoarstone Ln, continue along then turn left onto Eymore Wood Ln/Trimpey Reservoir. Turn right towards Trimpey Village Hall onto Hale Ln where the property will be found after a short distance on the left hand side.

**SCHOOLING**

A selection of primary and secondary schools are available in Bewdley and the wider Wyre Forest district, with both state and independent options accessible.

**THE PROPERTY**

The accommodation is arranged on a single level and provides well-proportioned, easily managed living space, ideal for downsizers or those seeking ground-floor living.

**Entrance Hall**

A central entrance hall providing access to the principal rooms, with space for coats and shoes and a practical layout serving the accommodation.

**Reception Room**

A comfortable living room positioned to the front of the property, featuring a bay window providing good natural light and an attractive focal fireplace. The room offers ample space for lounge furniture and everyday living.

**Kitchen**

Fitted with a range of wall and base units with work surfaces over, incorporating a sink unit and space for freestanding appliances. A window overlooks the side aspect, and the room provides practical space for daily use with scope for modernisation if required.

**Bedroom One**

A well-proportioned double bedroom enjoying a pleasant outlook, with space for wardrobes and additional bedroom furniture.

**Bedroom Two**

A further bedroom, suitable as a guest room, dressing room or home office, again offering good natural light and flexibility of use.

**Bathroom**

Fitted with a suite comprising panelled bath with shower over, wash hand basin and WC. The room is functional and well laid out, with potential for updating to personal taste.

**Store**

An internal store room providing useful additional storage space, ideal for household items or general use.

**OUTSIDE**

Externally, the property benefits from a pleasant garden area providing space for seating and planting.

There is a detached shed offering further storage, together with a carport, providing sheltered off-road parking.

The outside space complements the bungalow well and offers manageable grounds suited to low-maintenance living.

The property has impressive views over the Severn Valley to the Cleve Hills.

**SERVICES**

We understand that the property benefits from mains water and electricity and private drainage.

None of the services, appliances or electrical systems have been tested by Halls.

**TENURE**

The property is offered for sale Freehold with vacant possession upon completion.

**LOCAL AUTHORITY**

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

**COUNCIL TAX**

Council tax Band C

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**VIEWINGS**

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP