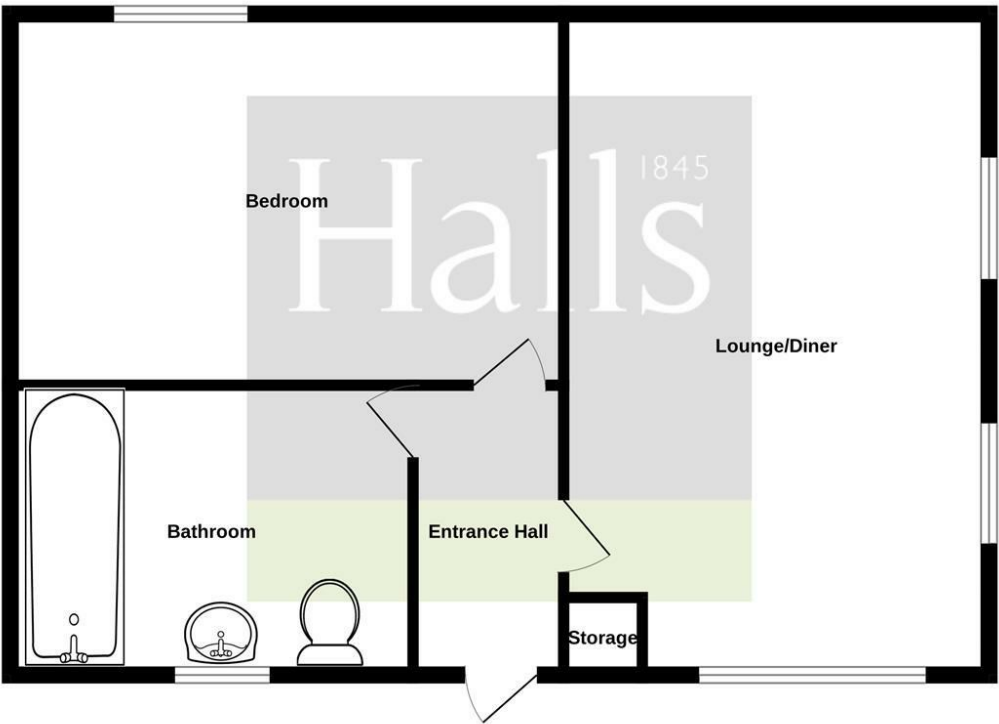


FOR SALE

6 Wribbenhall Gardens, Bewdley, DY12 1DS



Ground Floor



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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FOR SALE

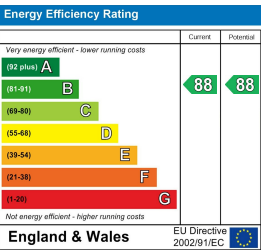
Offers in the region of £182,500

6 Wribbenhall Gardens, Bewdley, DY12 1DS

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



01562 820880

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



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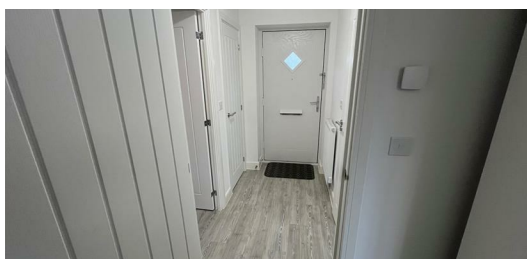
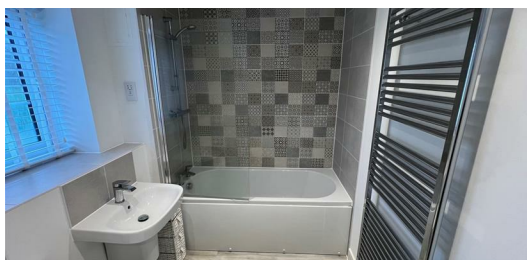
1 Reception
Room/s



1 Bedroom/s



1 Bath/Shower
Room/s



- One Reception Room
- One Double Bedroom
- One Bathroom
- EV charging point
- Convenient location close to Bewdley Town

DESCRIPTION

Halls are delighted with instructions to offer Wribbenhall gardens, Bewdley for sale by Private Treaty.

This well-presented one-bedroom home provides modern accommodation ideal for first-time buyers, investors or those seeking an easy-to-maintain property within walking distance of Bewdley town centre. The property offers a bright open-plan living/kitchen space, a double bedroom and a contemporary bathroom, finished to a high standard throughout.

SITUATION

The property is conveniently located within Wribbenhall, a popular and well-established residential area just across the river from Bewdley's historic town centre. Local shops, public transport and picturesque riverside walks are all easily accessible.

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.

DIRECTIONS

From the agents office on the Franche Road. Head north-west on Franche Rd/A442 .At the roundabout, take the 1st exit Continue onto Habberley Ln/B4190, after approx 1.7 miles .Turn left onto Wribbenhall Gdns where you will find the property on the left hand side just before the road bears to the right.

What3words-///tastes.amps.blending

THE PROPERTY

The property offers a modern, well-designed layout comprising:

A spacious open-plan living room with dining area and access to the fitted kitchen.

A contemporary kitchen with integrated appliances and ample storage.

A double bedroom with space for wardrobes.

A stylish bathroom fitted with shower, WC and wash basin.

OUTSIDE

The property benefits from allocated parking for one vehicle and also benefits from an EV charging point.

SERVICES

We understand that the property benefits from mains water, electricity and drainage. Air sourced heat pump.

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

TENURE

The property is offered for sale Leasehold.

LOCAL AUTHORITY

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

COUNCIL TAX

Council tax Band - A

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

