



### 3 Bramley Way, Bewdley, DY12 2PU

- Well presented
- Recently redecorated
- Open plan living dining kitchen
- Conservatory

Hayden  
Estates





**3, Bramley Way, Bewdley, Worcestershire, DY12 2PU.**  
**Price Guide: £279,950**

Extremely well presented, three bedroom, extended link detached property within the very popular Blossom Hill Estate. So very close to some fabulous countryside. Ideally placed for amenities including shop, bus route and school all within a short distance away.

The property built in the early 1970s, boasts full double glazing and gas fired central heating and has been recently redecorated throughout. Flooring, whether carpets or vinyl tiling are in excellent order throughout.

The adding of the conservatory, the opening up of the dining room to the kitchen and the fitting of a utility within the rear of the garage are all very welcomed additions. The lounge, with multi fuel burner is a delightful room. The open plan dining family kitchen overlooks the rear garden, will most definitely be where families will spend most of their time. To the first floor are three bedrooms, the main with built in wardrobe, whilst the refitted bathroom is modern and has over bath shower.

This house should be viewed to appreciate all on offer.

Concrete driveway affording off road parking, garage having metal two door garage door to frontage with a stable pedestrian door at the rear. Front garden mainly laid to lawn with inset shrub. Outside lighting, covered entrance door an attractive part glazed composite door with glazed side panel allows access into;

**RECEPTION HALL**

Stairs rising to the first floor accommodation, radiator, coving and inset ceiling spot light. Striking flooring which continues into the kitchen and conservatory.

**RECEPTION ROOM**

16' 7" x 10' 10" (5.05m x 3.3m) Two windows to front elevation, one being bow, whilst the other flat.

The focal point being the recessed multi fuel burner having oak mantle over and set on granite hearth. Coving to the ceiling, aerial point, two ceiling light points and radiator with TRV.

**KITCHEN/DINER**

16' 6" x 10' 2" (5.03m x 3.1m) When built this would have had a separate dining room, however, this works so much better! An excellent family space. Having a good range of units to the wall and base, with the latter boasting complimentary roll edged working surface over. Inset one and a half bowl stainless steel sink unit with mixer tap. Fitted range style dual fuel Kenwood cooker having five gas burners and a large oven. Extractor fan over. Partial to walls providing splash back, coving to the ceiling, inset ceiling spot lights, inset ceiling speakers, integral fridge, integral dishwasher, radiator with TRV, flooring as hallway which extends into conservatory, aerial point and very useful under stairs storage with ceiling light point.

**CONSERVATORY**

9' 10" x 8' 9" (3m x 2.67m) Upvc double glazed units upon partial dwarf walling, polycarbonate roof panels, ceiling light point, radiator with TRV and French doors to garden.

**STAIRS RISING TO THE FIRST FLOOR ACCOMMODATION AND LANDING**

Central staircase with galleried landing, ceiling spot lights, access to roof void, Upvc double glazed window allowing an abundance of natural light into stairwell and hallway. Rooms radiate off.

**BEDROOM**

11' 2" x 9' 11" (3.4m x 3.02m) Front facing Upvc double glazed window, radiator with TRV, coving to ceiling, aerial point, ceiling light point and built in wardrobes.

**BEDROOM**

10' 6" x 10' 0" (3.2m x 3.05m) Radiator with TRV, rear facing Upvc double glazed window to rear overlooking garden, coving to ceiling, ceiling light point and aerial point.

## **BEDROOM**

8' 4" x 6' 6" (2.54m x 1.98m) Front facing Upvc double glazed window, telephone point, radiator and ceiling light point.

## **BATHROOM**

7' 6" x 6' 3" (2.29m x 1.91m) Fully tiled walls and floor, rear facing Upvc double glazed window, close coupled wc suite, pedestal wash hand basin with mixer tap over, L shaped panelled bath with fitted shower screen, central mixer waterfall tap and mixer shower over, ceiling light point and modern wall mounted heated towel rail with TRV.

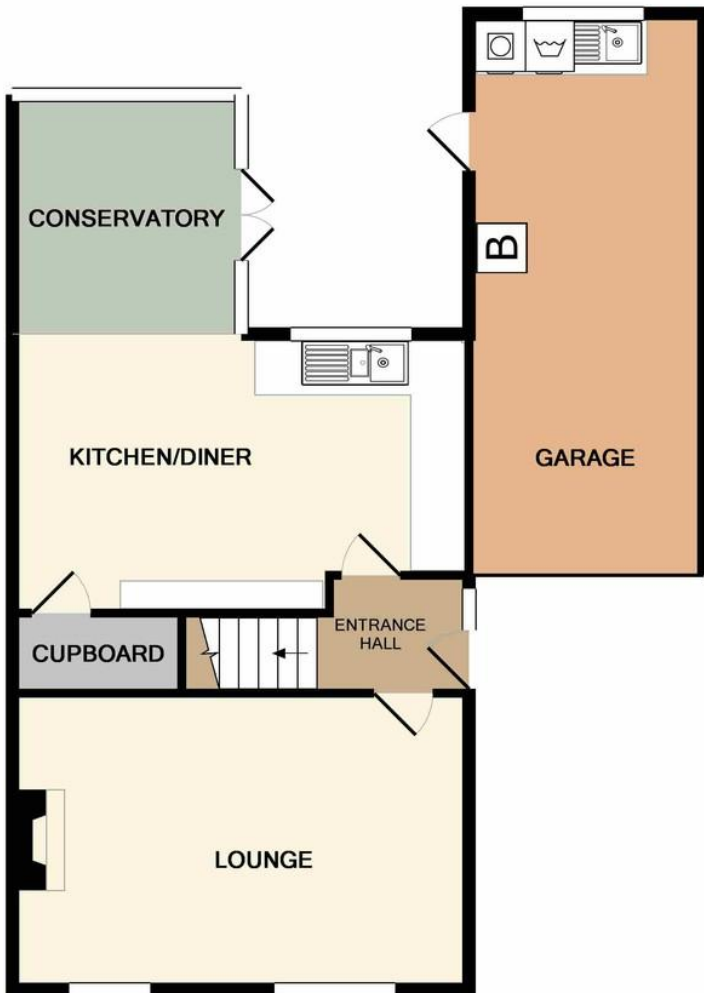
## **GARDEN**

An enclosed garden providing a space to seat and enjoy the good weather. Shaped paved patio, with space for tubs and planters, raised lawn, fully fenced boundaries with inset mature shrubs, small wooden shed and outside lighting, power socket and water. Pedestrian door to the garage.

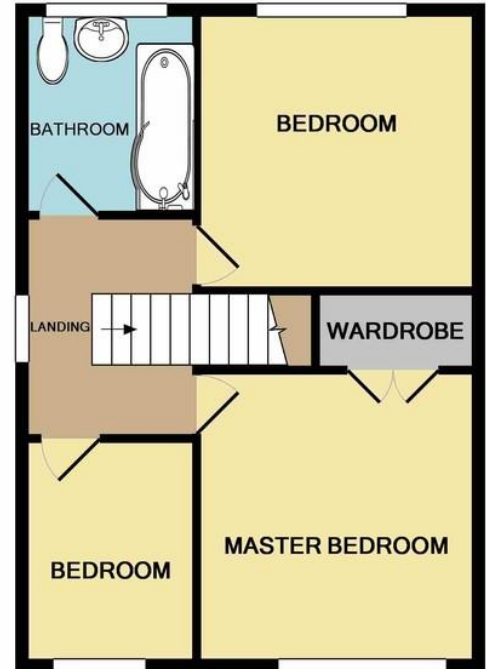
## **GARAGE**

Extended and boasting wooden stable pedestrian door to patio with front metal garage door. Rear facing Upvc window, utility area having base units, stainless steel sink, with hot and cold water, space and plumbing for white goods and ceramic tiled flooring. The main garage flooring has vinyl floor tiles, power and lighting. Having wall mounted Worcester Bosch combination boiler, which provides the domestic hot water and central heating requirements for this property.





GROUND FLOOR



1ST FLOOR

Address: 3 Bramley Way, BEWDLEY, Worcestershire, DY12 2PU  
 RRN: 9801-2852-7503-9428-7501

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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