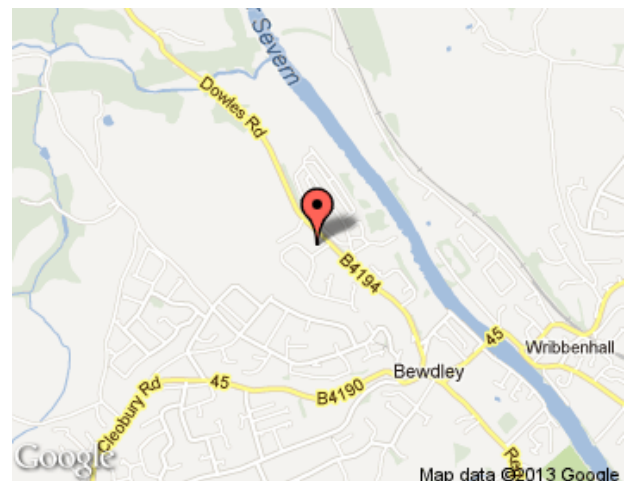


Dowles Road, Bewdley, DY12
£450,000, Freehold

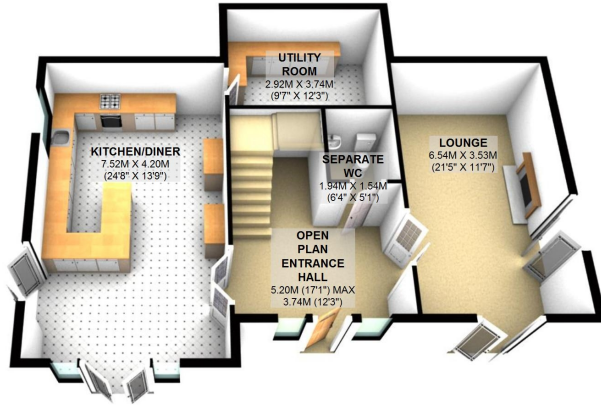


**** MUST BE VIEWED **** A superb well-appointed 5 bedroom three storey executive detached family house providing spacious contemporary living space throughout, set in a fine elevated position on the outskirts of Bewdley and affording outstanding far reaching views towards Trimpey and over surrounding countryside.

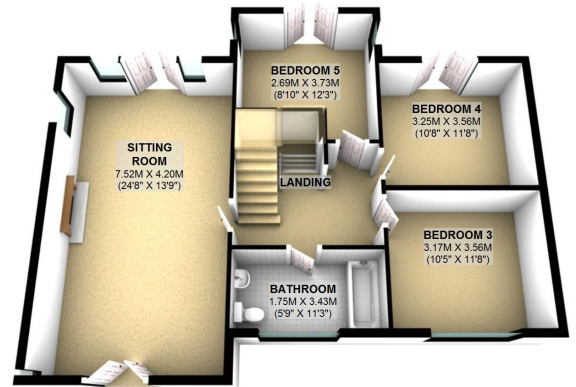




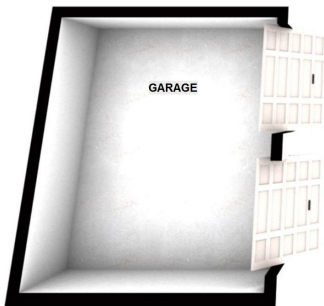
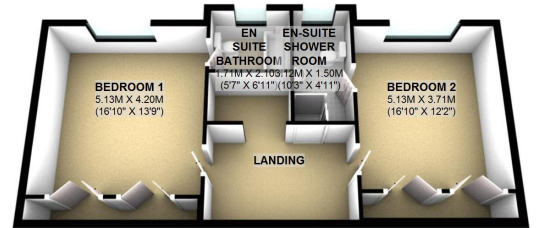
GROUND FLOOR
APPROX. 84.7 SQ. METRES (911.5 SQ. FEET)



FIRST FLOOR
APPROX. 81.8 SQ. METRES (880.5 SQ. FEET)



SECOND FLOOR
APPROX. 60.4 SQ. METRES (650.0 SQ. FEET)



TOTAL AREA: APPROX. 226.9 SQ. METRES (2442.0 SQ. FEET)

www.estatedirect.com give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

**** MUST BE VIEWED **** A superb well-appointed 5 bedroom three storey executive detached family house providing spacious contemporary living space throughout, set in a fine elevated position on the outskirts of Bewdley and affording outstanding far reaching views towards Trimpley and over surrounding countryside.

Set in a fine elevated position on the outskirts of the popular town of Bewdley, High Trees House is a delightful family home, affording excellent spacious contemporary living space on three levels. The house is completely ideal for a growing family and incorporates an impressive and spacious reception hall, a superb first floor drawing room from where the views can be well appreciated, a wonderful 25 feet in length open plan quality fitted kitchen and dining area and five excellent sized bedrooms coupled with two en suites and a separate family bathroom. Externally there is a detached double garage with remote controlled doors, generous landscaped tiered gardens, and a top lawned garden which again provides a lovely vista over Bewdley, surrounding countryside and towards Trimpley.

The house is very conveniently situated for Bewdley itself where local shops, schools and recreational amenities are all readily available. Surrounding centres of Stourport on Severn, Kidderminster, Tenbury Wells and the cathedral city of Worcester are within relatively easy distance from the property and for commuters motorway access is gained via the M5 (junction 4 or 5) to Birmingham and the West Midlands, Bristol and the South West and London and the South East.

GROUND FLOOR

IMPRESSIVE RECEPTION HALL 17 FEET 1 INCH (MAX) X 12 FEET 3 INCHES

A spacious reception hall being approached via a UPVC double glazed front entrance door with inset coloured panels. Tiled floor, carved cornicing to ceiling, two radiators, smoke alarm to ceiling, ceiling light point, wall mounted room thermostat, alarm control panel, and dog leg staircase to first floor.

CLOAKROOM

Comprising low flush WC, pedestal wash hand basin, tiled splash backs, ceiling light point, radiator, tiled floor and extractor fan to ceiling.

LOUNGE 21 FEET 5 INCHES X 11 FEET 7 INCHES

A delightful room having carved cornicing to ceiling, two ceiling light points, two radiators, laminate flooring, TV point, telephone point, period style fireplace surround with hearth and fitted gas fire, and two sets of UPVC double glazed French doors to outside, the front providing superb far reaching views.

WONDERFUL OPEN PLAN DINING AREA AND QUALITY FITTED KITCHEN 24 FEET 8 INCHES X 13 FEET 9 INCHES

DINING AREA

Having two sets of UPVC double glazed French doors, one to the side, the other to the front with a Juliette Balcony providing beautiful views over Bewdley and towards Trimpley. Two radiators.

QUALITY FITTED KITCHEN

Fitted out in a matching range of Oak fronted wall and floor mounted cupboards with chrome fittings, concealed lighting, tiled splash backs, fine Granite worktops, one three drawer stack, built in wine rack, double Belfast sink with period style mixer tap and two drawers beneath, built in dish washer, fitted Cannon gas/electric Range with three ovens, a warming oven, six gas ring and a wide Cannon extractor canopy over. Further larder cupboards to one wall with wide recess for large American style upright fridge/freezer, nine recessed spotlights to ceiling, carved cornicing to ceiling, tiled floor throughout dining area and kitchen, wall mounted chrome radiator, separate UPVC double glazed window to side, and door to.

UTILITY 12 FEET 3 INCHES X 9 FEET 7 INCHES

With a range of Oak fronted wall and base cupboards, wall mounted wine rack, granite worktops, plumbing and space for washing machine, radiator, wall mounted gas fired boiler, tiled splash backs, single drainer sink unit, tiled floor, two strip lights to ceiling, and extractor fan to ceiling.

FIRST FLOOR

A dog leg staircase rises from the reception hall to.

SPACIOUS LANDING

Having carved cornicing to ceiling, smoke alarm to ceiling, radiator, two spotlights to ceiling, and doors to first floor drawing room, three bedrooms and family bathroom.

SUPERB FIRST FLOOR DRAWING ROOM 24 FEET 8 INCHES X 13 FEET 9 INCHES

Having carved cornicing to ceiling, two ceiling light points, two radiators, fine feature marble fireplace with fitted gas fire and hearth, two TV points, two narrow UPVC double glazed windows to side, two sets of UPVC double glazed French doors, the other with a Juliette Balcony providing beautiful panoramic views over Bewdley and towards Trimpley.

BEDROOM FOUR 11 FEET 8 INCHES X 10 FEET 8 INCHES

Having UPVC double glazed French doors, ceiling light point, radiator, and laminate flooring.

BEDROOM THREE 11 FEET 8 INCHES X 10 FEET 5 INCHES

Having UPVC double glazed window to front with outstanding views, radiator, and ceiling light point. (This room is currently being used as a study)

BEDROOM 5 L shaped 12 FEET 3 INCHES X 8 FEET 10 INCHES

Having two UPVC double glazed windows to either side, UPVC double glazed French doors to patio, TV point, ceiling light point, and radiator.

RE-FITTED FAMILY BATHROOM

Comprising panelled bath with mixer tap shower, separate corner shower cubicle with acrylic splash backs, pedestal wash hand basin with mixer tap, low flush WC, tiled splash backs, wall mounted chrome radiator/towel rail, tiled floor, UPVC double glazed window to front, ceiling light and shaver point.

SECOND FLOOR

SPACIOUS LANDING

With radiator, three inset spotlights to ceiling, smoke alarm to ceiling, TV point, doors to master bedroom and guest bedroom.

MASTER BEDROOM 16 FEET 10 INCHES X 13 FEET 9 INCHES

Having UPVC double glazed window to rear, radiator, ceiling light point, telephone point, television point, and two sets of built in double wardrobes, door to.

EN SUITE BATHROOM

Comprising white suite having panelled bath, pedestal wash hand basin, low level WC, radiator, tiled floor, double glazed Velux roof light to rear, spotlight to ceiling, extractor fan to ceiling, and tiled splash backs to dado height.

GUEST BEDROOM 16 FEET 10 INCHES X 12 FEET 2 INCHES

Having UPVC double glazed window to rear, radiator, ceiling light point, two sets of built in double wardrobes, access to roof space, telephone point, and door to.

EN SUITE SHOWER ROOM

Having double shower cubicle, pedestal wash hand basin, low level WC, tiled floor, tiled splash backs to dado height, double glazed Velux roof light to rear, chrome heated towel rail, shaver point, extractor fan to ceiling, and two spotlights to ceiling.

OUTSIDE

DETACHED DOUBLE GARAGE

With two remote controlled up and over doors, electric light and concrete floor.

To the front of the detached double garage is tarmac hard standing providing parking for 3 motor vehicles. The property is approached from the road over a shared entrance with just one other property

next door known as The Brambles. From the tarmac hard standing flights of steps lead up to the front of the house where there is a paved area by the front door.

To the left hand side are mature tiered gardens and access on both sides' leads round to the rear of the property. External lighting and water tap.

The immediate rear gardens are tiered with rockery features and these incorporate a variety of mixed plants, heathers, shrubs and bushes. Several flights of railway sleeper steps with wrought iron balustrading lead up to the top garden.

The top garden is laid to lawn fenced to all sides and having mature shrubbery, young and established trees and plants. From the top garden here the breathtaking views can be really appreciated over Bewdley, towards Trimpley and surrounding undulating Worcestershire Countryside.

DIRECTIONS

Upon entering Bewdley, go over the river bridge, through the High Street behind St Anne's Church to turn right onto Dowles Road (B4194) where the property will be seen on the left hand side as indicated by the Agents Prestige For Sale Board.

General Information

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full & efficient working order. We have not tested these, or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

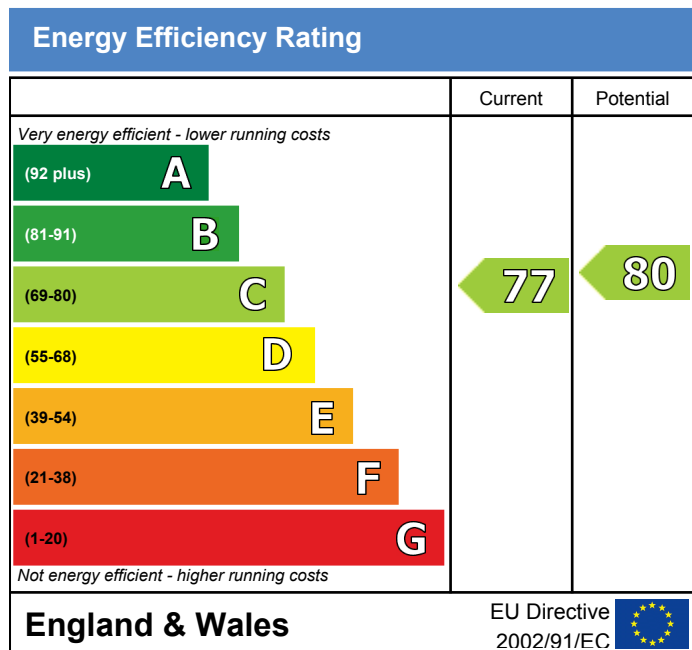
Energy Performance Certificate



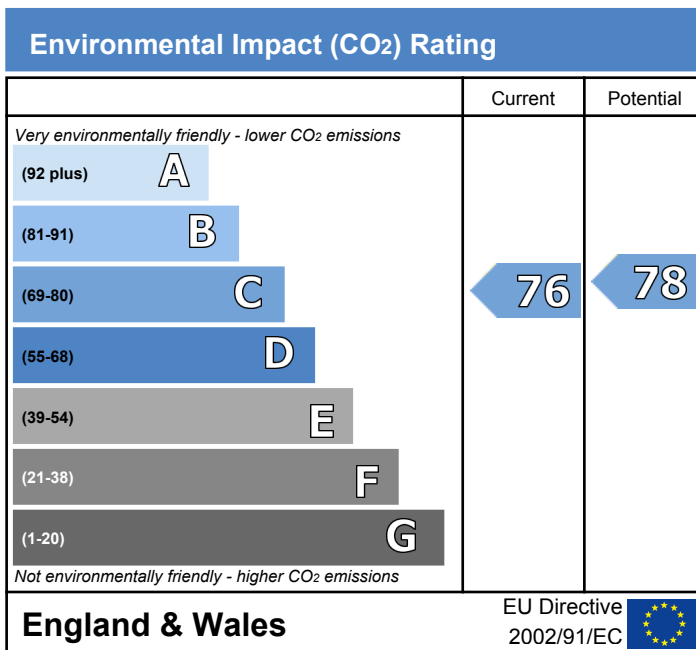
The Hollies,
Dowles Road,
BEWDLEY, DY12 2RD

Dwelling type: Detached house
Date of assessment: 13 October 2008
Date of certificate: 13 October 2008
Reference number: 8594-1175-0220-8796-5083
Total floor area: 238 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	127 kWh/m ² per year	117 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.6 tonnes per year
Lighting	£227 per year	£114 per year
Heating	£481 per year	£500 per year
Hot water	£138 per year	£138 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/003604
Assessor's name: Louise Rorison
Company name/trading name: Louise Rorison
Address: 5 Whitehall Road, Pedmore, Stourbridge, West Midlands, DY8 2JT

Phone number: 01384 829731
Fax number:
E-mail address: lousierorison@hotmail.co.uk
Related party disclosure:

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

The Hollies,
Dowles Road,
BEWDLEY, DY12 2RD

Date of certificate: 13 October 2008
Reference number: 8594-1175-0220-8796-5083

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	Pitched, 250 mm loft insulation	Good	Good
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Very good	Very good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		C 77	
Current environmental impact (CO ₂) rating		C 76	

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£95	C 80	C 78
Total	£95		
Potential energy efficiency rating		C 80	
Potential environmental impact (CO ₂) rating		C 78	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

2 Solar photovoltaic panels, 2.5 kWp	£150	B 85	B 82
Enhanced energy efficiency rating		B 85	
Enhanced environmental impact (CO ₂) rating		B 82	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's energy ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹ For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.