



Grove.  
FIND YOUR HOME

13 Lodge Close, Bewdley DY12 1DN  
Guide Price £270,000



# 13 Lodge Close

Grove Properties are delighted to present this excellent three bedroom linked detached property on Lodge Close in Bewdley. Positioned on a quiet cul de sac, this home is ideal for young families, first time buyers or anyone looking to be within easy reach of Bewdley town centre.

The town of Bewdley offers various amenities such as shops, eateries, schooling at both primary and secondary level, dentist and medical centre.

Comprising a welcoming entrance hall, kitchen, good sized lounge with doors out to the garden, dining room, w.c. and a study area. Upstairs you will find the three bedrooms and family bathroom.

Externally, residents can enjoy a manageable garden with patio area to sit out and enjoy the warmer months, a lawned area and established borders with fence panels for security.

The driveway offers space for two vehicles, ensuring off road parking at all times.









Approach  
Approached via driveway

Entry Hall  
With central heating radiator, stairs to the first floor with understairs storage cupboard, further store cupboard and doors leading to:

Lounge 16'0" max 9'10" min x 15'5" max 10'9" min (4.9 max 3.0 min x 4.7 max 3.3 min )  
With double glazing window to rear and sliding doors out to the patio, central heating radiator and feature fireplace with electric fire.

Kitchen 9'10" x 8'10" (3.0 x 2.7)  
With double glazing window to front, fitted wall and base units with worksurface over and tiling to splashback. There is a stainless steel sink with drainage, cooker with four ring hob and extractor fan over, along with space and plumbing for white goods.

Dining Room 9'10" x 16'8" (3.0 x 5.1)  
With double glazing window to front, central heating radiator and door through into the study.

Study 10'2" x 7'10" (3.1 x 2.4)  
With double glazing window to rear and central heating radiator.

W.C.  
With obscured double glazing window to side, fitted vanity sink and w.c.

First Floor Landing  
With obscured double glazing window to side, access to loft via hatch and doors leading to:

Bedroom One 9'10" x 11'9" (not into wardrobes) (3.0 x 3.6 (not into wardrobes))  
With double glazing window to front, central heating radiator and fitted wardrobes for storage.

Bedroom Two 8'2" x 10'9" (2.5 x 3.3)  
With double glazing window to rear and central heating radiator.

Bedroom Three 7'6" x 7'10" (2.3 x 2.4)  
With double glazing window to rear and central heating radiator.













### Bathroom

With obscured double glazing window to front, chrome heated radiator, airing cupboard and tiling to walls. There is a pedestal sink, w.c. and fitted bath with shower over.

### Garden

With paved patio area, raised lawn and established borders with fence panels.

### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax

Tax band is D.

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice



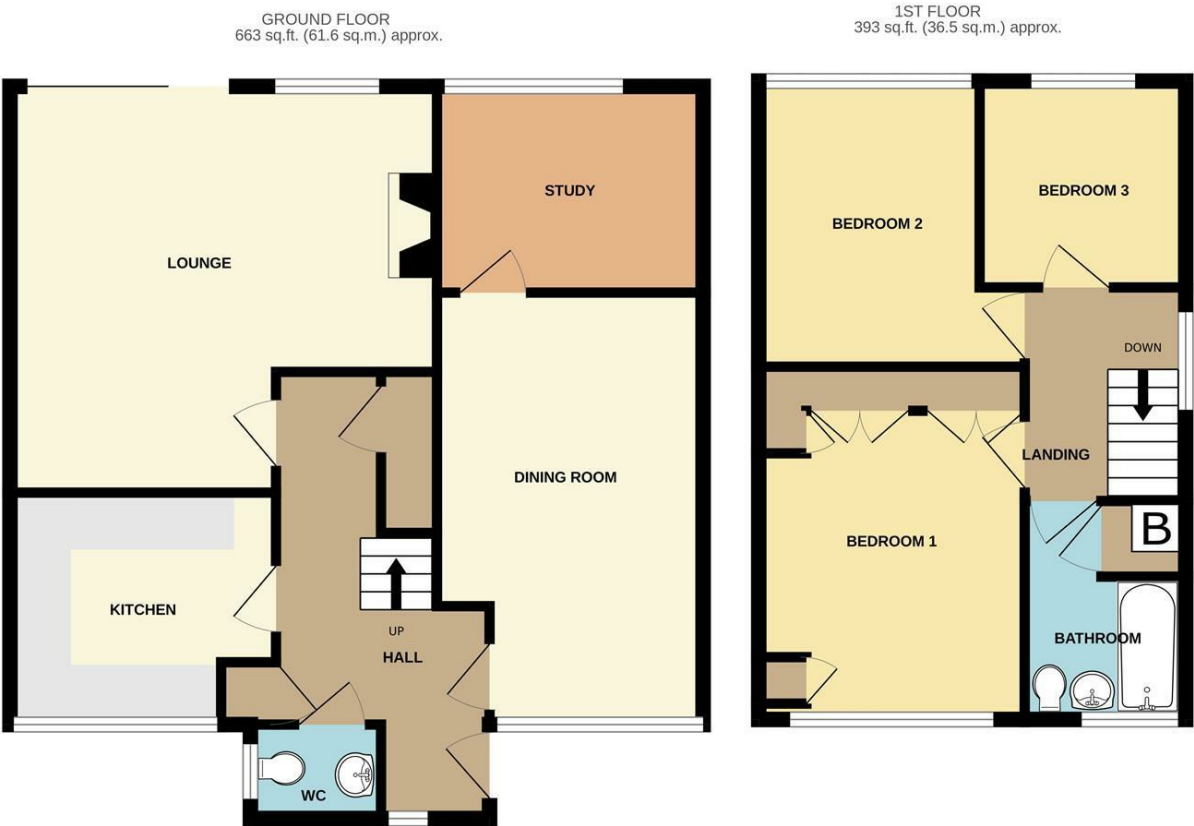






who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

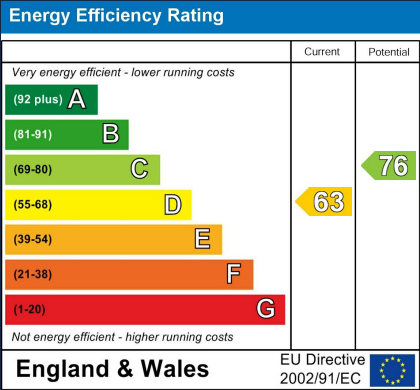
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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