



Doolittle & Dalley.

Panorama, Dowles Road, Bewdley, DY12 2RL
Offers Over £350,000

Panorama, Dowles Road, Bewdley, DY12 2RL

Panorama really does live up to its name! Located only a few minutes walk from the centre of Bewdley, it is situated in an elevated position with panoramic views over the Severn Valley and Railway towards Wassell Wood in the distance. A very individual character split level property with a wealth of spacious and versatile accommodation comprising; reception hall, kitchen, utility, separate w.c., two bedrooms and shower room, short flight of stairs leading down to a further lower reception hall, lounge, sitting room, master bedroom with en-suite and dressing area. Stairs from the lower reception hall lead to gallery areas and a store room with potential for an additional bedroom. There is a shared driveway directly off Dowles Road with good size carport. A further access to the rear is via Woodthorpe Drive and Lands End, private shared driveway, leading to additional parking space. The garden areas include a paved patio area with mature shrubs and extensive timber decking balcony to appreciate the views from. The property benefits from double glazing and gas central heating. This property offers both convenience of local amenities and stunning views of surrounding countryside so must be seen to be appreciated. NO UPWARD CHAIN. EPC = E



Front Reception Hall

3.70m x 3.17m (12'2" x 10'5")

Entrance door, "Velux" skylight. Feature windows. Radiator.

Kitchen

3.45m x 3.65 (11'4" x 12'0")

Fitted range of wall and floor units with limed oak style doors, 1 ½ bowl single drainer sink unit and integrated appliances including fridge, "Neff" dishwasher, "Creda" split level oven, hob and extractor hood. Tiled floor and part tiled walls.

Utility & Store Cupboard

1.48m x 1.79 (4'10" x 5'10")

Side entrance door, plumbing for automatic washing machine, tiled floor and access to roof space.

Separate W.C.

Low flush w.c., radiator.

Bedroom

2.47m x 2.68m (8'1" x 8'10")

Radiator.

Bedroom

3.47m x 2.79m (11'5" x 9'2")

Range of fitted furniture including wardrobes, cupboards, bedside cabinets and dressing table. Radiator.

Shower Room

Low flush w.c., wash hand basin in wall mounted vanity drawer unit, Tiled shower cubicle with "Mira Sport" electric shower. Tiled floor. Radiator.

Stairs to lower ground floor

Lower Ground Floor Reception Hall

4.49m x 2.97m (14'9" x 9'9")

Aluminium double glazed sliding patio door, built in cupboard under stairs. Two radiators.

Lounge

4.48m x 5.28m (14'8" x 17'4")

2 x aluminium double glazed sliding patio doors, feature window. Tiled fire surround and hearth. Radiator.

Sitting Room

4.71m x 3.16m max (15'5" x 10'4" max)

Aluminium double glazed bay window, internal feature window. Radiator.

Master Bedroom

3.47m x 3.49m (11'5" x 11'5")

2 x built in drawer cabinets. Radiator.

Ensuite & Dressing Area

Suite comprising; low flush w.c., pedestal wash hand basin and corner bath. Shower cubicle with "Mira 415" shower. Tiled floor to ensuite. Walk in dressing area with hanging space.

Stairs to landing

"Velux" skylight. Radiator.

Gallery Landing Overlooking Lounge

2.12m x 5.3m (6'11" x 17'5")

"Velux" skylight, access to roof space. Radiator.

Gallery Landing Overlooking Reception Hall

2.86m x 3.17m (9'5" x 10'5")

"Velux" skylight. Radiator. (Sloping ceiling with restricted headroom to part of floor area)

Store (Potential Bedroom)

2.81m x 5.77m plus 1.03m x 2.15 (9'3" x 18'11" plus 3'5" x 7'1")

"Velux" skylight, built in cupboard housing "Worcester Hiflow" boiler plus additional cupboard. (Sloping ceiling with restricted headroom to part of floor area)

Outside

The approach to the property is either off Dowles Road via a sweeping tarmac driveway or alternatively off Woodthorpe Drive, turning left in to Lands End Lane private road where parking to the property is identified on the right. Gated access to garden with mature shrubs and patio area. Covered porch area to side entrance and extensive timber decking area to appreciate the views over the Severn Valley.

Carport

4.67m x 5.97m (15'4" x 19'7")

Brick built construction with a concrete roof structure.

Tenure

Freehold with vacant possession upon completion.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Services

Mains water, gas, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

Viewing

By prior appointment with Doolittle & Dalley 01562 821600

Council Tax Band "G" as at 18.05.17

Reference: rdh.rld.18.05.17

Money Laundering 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1.These particulars do not constitute, or constitute any part, of an offer or a contract. 2.All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3.None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4.Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5.The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Valuation Advice for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.





Energy Performance Certificate



Panorama, Dowles Road, BEWDLEY, DY12 2RA

Dwelling type: Detached bungalow
 Date of assessment: 18 May 2017
 Date of certificate: 18 May 2017
 Reference number: 9188-2004-7215-5813-8930
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 181 m²

Use this document to:

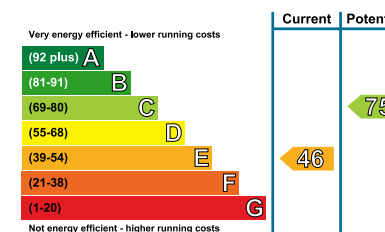
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,182
Over 3 years you could save	£ 3,189

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 270 over 3 years	<div> You could save £ 3,189 over 3 years </div>
Heating	£ 6,123 over 3 years	£ 3,381 over 3 years	
Hot Water	£ 615 over 3 years	£ 342 over 3 years	
Totals	£ 7,182	£ 3,993	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,353	✓
2 Cavity wall insulation	£500 - £1,500	£ 873	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 447	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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