

FOR SALE

64 Cleobury Meadows, Cleobury Mortimer, Kidderminster, DY14 8EY



**64 Cleobury Meadows**

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 123.4 sq m / 1328 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

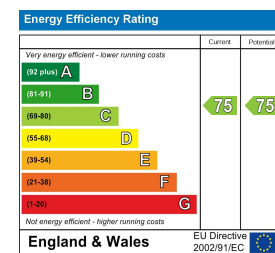
Offers In Excess Of £275,000

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**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**



A well-proportioned modern semi-detached home set in this attractive and sought after rural village. With accommodation over three floors comprising four bedrooms and two bathrooms, a generous living room and fitted kitchen diner and cloakroom. There is a private rear garden and a garage with off road parking. An internal viewing is thoroughly recommended.



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Kidderminster 12 miles Bewdley 8 miles Ludlow 11 miles Worcester 20 miles Birmingham 30 miles



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Semi-Detached House
- Well Proportioned Accommodation
- Four Bedrooms & Two Bathrooms
- A Generous Living Room
- Kitchen Diner & Cloakroom
- Private Gardens
- Garage & Off-Road Parking
- Popular Village Location

#### INTRODUCTION

A well-proportioned modern semi-detached home set in this attractive and sought after rural village. With accommodation over three floors comprising four bedrooms and two bathrooms, a generous living room, fitted kitchen diner and cloakroom. There is a private low maintenance rear garden and a garage with off road parking. An internal viewing is thoroughly recommended.

#### FULL DETAILS

The property is approached over a paved pathway leading to the main entrance with a solid wooden entrance door into the main reception hall.

#### RECEPTION HALL

The RECEPTION HALL has a turning staircase to the first floor, useful under stairs storage space, wall mounted radiator, telephone point, power points, ceiling mounted light fitting and wooden panel doors to the kitchen diner, living room and the ground floor cloakroom.

#### CLOAKROOM

The CLOAKROOM has a matching white suite of low level close coupled WC, corner pedestal wash hand basin with tiled splashback, wall mounted radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the front aspect.

#### KITCHEN DINER

The FITTED KITCHEN DINER can be found to the front of the property with a range of roll top work surfaces with inset one and a half stainless steel sink with single drainer and mixer tap, extensively tiled surround with matching base and eye level units, a range of power points. There is an integrated double oven with four ring gas hob above and extractor hood over, space and plumbing for automatic washing machine and further space for a larder style fridge freezer, dual ceiling mounted light fittings, plenty of space for a dining table and chairs, wall mounted radiator, bay window to the front with fitted wooden blinds, further power points and television aerial point and telephone point.

#### LIVING ROOM

The LIVING ROOM to the rear is generously proportioned with plenty of light having UPVC double glazed window and French doors opening out and overlooking the private enclosed gardens with rural views beyond. There are two wall mounted radiators, a range of power points, television aerial point, telephone point, large feature fitted bookcase with concealed lighting, dual ceiling mounted light fittings.

#### FIRST FLOOR

To the FIRST FLOOR the landing has access to the airing cupboard and additional fitted cupboard. The first-floor landing has access to three bedrooms and a family bathroom with a turning staircase to the second floor.

#### THREE BEDROOMS

Of the THREE BEDROOMS, two are situated to the rear of the property with attractive rural views and one to the front of the property, each with power points, television aerial points, wall mounted radiators, ceiling mounted light fitting and UPVC double glazed windows.

#### FAMILY BATHROOM

The FAMILY BATHROOM is a modern fitted white suite being extensively tiled, comprising panel bath with dual chrome hand rails, wall mounted shower with shower curtain and rail, low level close coupled WC, pedestal wash hand basin, wall mounted radiator, ceiling mounted light fitting, extractor fan and further wall mounted electric shaver socket and an obscure UPVC double glazed window to the front aspect.

#### SECOND FLOOR

On the SECOND FLOOR there is an initial landing with wall mounted radiator and ceiling mounted light fitting and a wooden panel door giving access to the MASTER BEDROOM SUITE which is beautifully presented and spacious with dual aspect UPVC double glazed window, two wall mounted radiators, a range of power points, television aerial point, telephone point and access to useful eave storage as well as fitted floor to ceiling wardrobes.

#### EN SUITE

From the master bedroom there is a generous EN SUITE shower room with a modern matching white suite of close coupled WC, pedestal wash hand basin and a double shower cubicle with non-slip tray, wall mounted shower and glazed sliding doors. There is a wall mounted radiator and an electric shaver socket, ceiling mounted light fitting and extractor fan and obscure UPVC double glazed window to the rear aspect.

The master bedroom with En suite shower room takes up the whole of the second floor creating a luxurious and spacious feel.

#### OUTSIDE

OUTSIDE to the front of the property there is a shared tarmac driveway which leads to the garage which is of brick construction with a pitched tiled roof with up and over door, concrete hardstanding, power and light with private parking in front of the garage.

#### REAR GARDEN

The REAR GARDEN is low maintenance with an initial raised paved seating area with steps down to a further paved and gravelled hardstanding area. The garden is bordered via wooden panel fencing and brick wall with a useful garden shed, external courtesy lighting and water supply, a solid wooden panel pedestrian gate to the side.

#### SERVICES

Mains water, electricity & drainage are understood to be connected. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold with Vacant Possession upon Completion.

#### DIRECTIONS

On entering the village of Cleobury Mortimer on the A4117 proceed through the village past the turning for the Tenbury Road and past the Co-op garage and turn right at the traffic lights onto Catherton Road, take the second right onto Cleobury Meadows and the property will be found on the right-hand side.

#### LOCATION

Cleobury Mortimer is one of the smallest towns in Shropshire and offers a variety of amenities. Located under the shadow of the Cleve Hills in South Shropshire. The main street offers a mix of red-brick Georgian and older timbered buildings, with a scattering of shops, restaurants and pubs. There is a leisure Centre offers with air conditioned fitness suite, 4 badminton courts, both tennis and netball courts, cricket nets and a multifunctional Astro-Turf, making it the perfect place for sports lovers and those who wish to keep active. The Cleobury Mortimer Farmers Market is held on the third Saturday of every month, bringing together a wide variety of local produce for consumers to try and enjoy. Due to its situation on the edge of Shropshire, bordered by Worcestershire to the south, Cleobury is able to offer a commutable distance to larger towns or cities of Worcestershire, Kidderminster and Birmingham. This provides the attractive opportunity of city working alongside country living.