

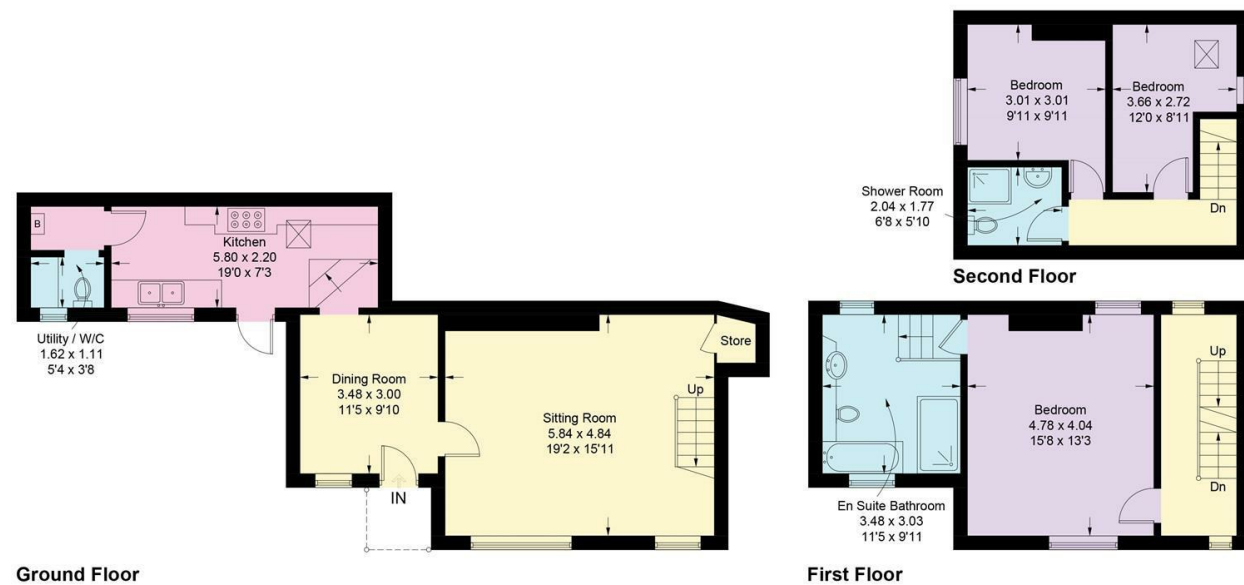
FOR SALE

Old Tree Cottage 18 Lower Street, Cleobury Mortimer, Kidderminster, DY14 8AL



Old Tree Cottage, Lower Street

Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. (ID1040951)



FOR SALE

£350,000

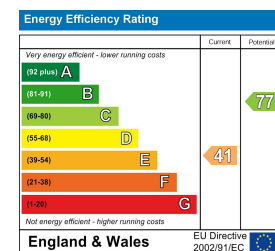
Old Tree Cottage 18 Lower Street, Cleobury Mortimer, Kidderminster, DY14 8AL

A very well-presented 3 bedroom, 2 bathroom semi-detached family home being deceptively spacious with accommodation over three floors with character features throughout. INTERNAL VIEWING ESSENTIAL.

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



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
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Mileage (all distances approximate)

Bewdley 7.5 miles Tenbury 13 miles Kidderminster 12 miles Ludlow 13 miles Bridgnorth 14 miles Birmingham 30 miles M5 Motorway 20 miles



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Semi-Detached Cottage
- Beautifully Presented Throughout
- 3 Bedrooms & 2 Bathrooms
- Generous Living Room & Separate Dining Room
- Fitted Kitchen
- Utility Room & Ground Floor W.C
- Generous Private Gardens
- Convenient Location, Sought After Village

#### DIRECTIONS

From the direction of Bewdley, on entering the village of Cleobury Mortimer on the A4117 the property will be found on the right-hand side. The property is approached off Lower Street, set back from the road via a gated walk way, passing the neighbouring property, 'The Gables' through to a 6ft wooden panel timber gate, into the attractive and generous gardens with a pathway and steps leading down to the covered main entrance as indicated by the agents For Sale board.

#### 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.

#### INTRODUCTION

A very well-presented semi-detached family home being deceptively spacious with accommodation over three floors and offering modern living with character features throughout. Particularly conveniently located with a range of local amenities within walking distance. Offering THREE BEDROOMS and TWO BATHROOMS as well as TWO reception rooms, a fitted kitchen with a useful utility room with W.C. This attractive home benefits from generous and private gardens and is set back from the main road. INTERNAL VIEWING ESSENTIAL.

#### FULL DETAILS

The property is approached off Lower Street, set back from the road via a gated walk way, passing the neighbouring property, 'The Gables' through to a 6ft wooden panel timber gate, into the attractive and generous gardens with a pathway and steps leading down to the covered main entrance.

#### OUTSIDE PORCH

With quarry tiled floor, pitched ceiling and access into the property.

Immediately on entering the property there are two generous reception rooms with access directly into the dining room.

#### DINING ROOM

With an attractive tiled floor, double glazed side window, floor to ceiling double glazed UPVC double glazed window overlooking the garden, radiator, inset spot lights to ceiling and power points. From the dining room access can be gained into the kitchen and generous living room.

#### FITTED KITCHEN

Accessed from the dining room with steps up, continuation of attractive tiled flooring, being fully fitted with attractive solid wooden work surfaces with matching base and eye level wooden units. There is an attractive inset, double ceramic Belfast sink with swan neck mixer tap, having an extensively tiled surround with inset power points. There is a 'Belling' double oven with five ring Halogen hob with extractor hood over, space for larger style fridge freezer, space and plumbing for dishwasher, shelving, inset spot lights and ceiling mounted light fitting. There is a double-glazed Velux style window, solid timber door to a rear terrace and outside gardens, UPVC double glazed window overlooking the attractive private garden and access via the rear of the kitchen into a utility room and ground floor cloakroom.

#### UTILITY & CLOAKROOM

Having continuation of tiled flooring, oil fired 'Worcester' boiler, low level close coupled WC, shelving, space and plumbing for washing machine, ceiling mounted light fitting, inset spot lights to ceiling and UPVC double glazed window to the side aspect.

#### LIVING ROOM

Being beautifully presented and spacious with an attractive wooden floor, feature wood burning stove with tiled hearth, exposed brick surround and further wooden surround with mantle over. There are power points, two radiators, TV aerial point, ceiling mounted light fitting, two UPVC double glazed windows overlooking the attractive garden, useful cupboard with shelving and a straight flight staircase to the first-floor accommodation.

#### FIRST FLOOR LANDING

With two windows, one with UPVC double glazing and one single glazed to either end, power point, two ceiling mounted light fittings and access to the master bedroom. A further straight flight staircase from the landing leads to the second-floor accommodation.

#### DOUBLE MASTER BEDROOM

Impressively spacious, with dual aspect windows overlooking the front private garden and a further sash window to the rear. There are power points, TV aerial lead, ceiling mounted light fitting and access to generous En-suite bathroom.

#### EN-SUITE BATHROOM

On entering there are two steps down to a generous floor space with an attractive modern suite comprising a WC, vanity wash hand basin with display shelf, extensively tiled surround, panel bath with contemporary mixer tap, continuation of tiled surround and a wall mounted stainless steel heated towel rail. There is a generous double walk-in shower being fully tiled with a rain shower head and shower screen. There is a radiator, ceiling mounted light fitting and dual aspect windows to either side.

From the first floor landing a straight flight staircase leads to the second-floor landing with ceiling mounted light fittings and access to two further double bedrooms and a shower room

#### SECOND FLOOR BEDROOMS

Both well-proportioned and well presented with power points, radiators, windows and ceiling mounted light fittings.

#### SHOWER ROOM

With a white suite of low-level WC, pedestal wash hand basin, corner shower cubicle being fully tiled with 'Triton' shower, glazed sliding doors, extractor fan, ceiling mounted light fitting and radiator.

#### OUTSIDE

The private gardens are a particular feature of this attractive cottage, being fully enclosed offering a good degree of privacy and of generous proportions. There is an initial gravel low maintenance garden with attractive rockeries, shrub borders, crazy paved terrace immediately to the rear, outside the kitchen. There are steps up to an attractive raised garden with a large flagstone patio seating area with level lawn, all bordered via picket fencing, original brick wall and wooden panel fencing creating a large private and attractive outdoor family area. All of which are set back from the main road providing a safe and private environment. There are further well stocked flower and shrub borders, external water supply and external security lighting.

#### SERVICES

Mains water, electricity, drainage are understood to be connected with Oil Fired Central Heating. 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.