

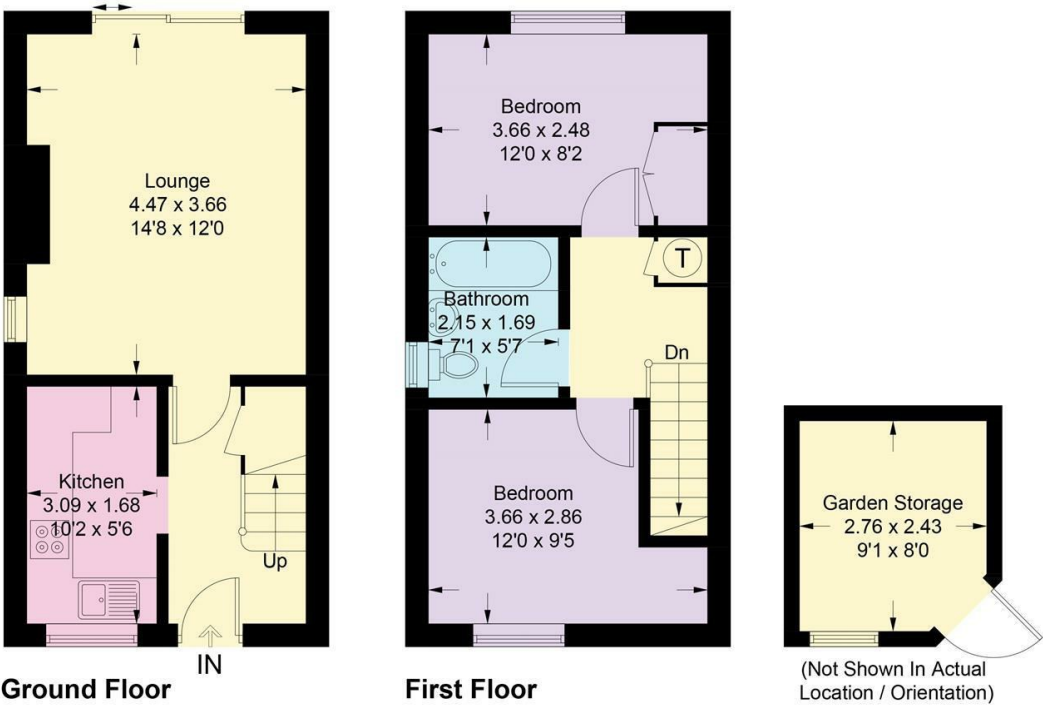
FOR SALE

43 Grove Meadow, Cleobury Mortimer, Kidderminster, DY14 8AG



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Approximate Gross Internal Area = 56.6 sq m / 609 sq ft
Garden Storage = 6.4 sq m / 69 sq ft
Total = 63.0 sq m / 678 sq ft



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

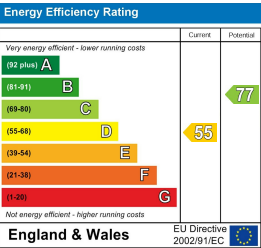


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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A fabulous 2 bedroom end terrace home quietly and conveniently tucked away in this particular popular and sought after cul de sac within Cleobury Mortimer. The property is beautifully presented with fabulous views to the rear over bordering open countryside. The property benefits from allocated parking for two vehicles and has low maintenance private gardens and an internal viewing is recommended.



FOR SALE

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



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Fabulous End Terrace Home
- 2 Double Bedrooms
- Modern Fitted Bathroom
- Generous Living Room with Log Burner
- Fully Fitted Modern Kitchen
- Private Gardens with Outstanding Rural Views
- Useful Garden Room/Store
- Allocated Parking – Internal Viewing Essential

DIRECTIONS

From the direction of Bewdley, on entering the village of Cleobury Mortimer on the A4117 onto Station Road, take the first right turn onto Grove Meadow where the property will be found on the left-hand side toward the end of the cul-de-sac.

LOCATION

Perfectly positioned within this quiet and convenient cul-de-sac to maximise the beautiful rural views immediately to the rear of this attractive home. Cleobury Mortimer is one of the smallest towns in Shropshire and offers a variety of amenities. 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 which offers an air conditioned fitness suite, badminton courts, 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 fabulous end terrace home quietly and conveniently tucked away in this particular popular and sought after cul de sac within Cleobury Mortimer. The property is beautifully presented with accommodation over two floors comprising two double bedrooms, an attractive modern bathroom whilst the ground floor offers a fully fitted kitchen, attractive living room with a log burning fire place creating a cottage feel and with fabulous views to the rear over bordering open countryside. The property benefits from allocated parking for two vehicles and has low maintenance private gardens and an internal viewing is recommended.

FULL DETAILS

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

RECEPTION HALL

With wall mounted electric heater, ceiling mounted light fitting, turning staircase to the first floor, some understairs storage and access to the fitted kitchen and rear living room.

KITCHEN

Well presented this modern fitted kitchen has a range of wooden effect rolled top work surfaces with inset one and half stainless steel sink with swan neck mixer tap, extensively tiled surround, inset power points, matching base and eye level units, double electric oven with four ring electric hob and extractor hood over. There is space and plumbing for automatic washing machine and space for a larder style fridge freezer. There is a UPVC double glazed window to the front access, ceiling mounted light fitting and serving hatch through to the rear lounge diner.

REAR LOUNGE DINER

With attractive wall panelling, power points, TV aerial point, ceiling mounted light fitting, wall mounted matching light fittings and beautiful feature exposed brick fire place with log burning stove with tiled hearth creating an attractive cottage feel. There is a UPVC double glazed side window and double glazed sliding doors overlooking and accessing the low maintenance garden with beautiful framed rural views beyond.

FIRST FLOOR LANDING

With power point, ceiling mounted light fitting, access to roof space, access to airing cupboard with factory lagged hot water tank and fitted shelving. There is access via wooden panel doors to both double bedrooms and family bathroom.

The bedrooms are situated to both front and rear respectively with both being well proportioned double bedrooms.

BEDROOM ONE

Situated to the rear offering power points, radiator, ceiling mounted light fitting, fitted double wardrobe and UPVC double glazed windows overlooking the rear garden with outstanding long distance rural views beyond.

BEDROOM TWO

Situated to the front also beautifully presented with power points, radiator, ceiling mounted light fitting and UPVC double glazed window to the front aspect.

FAMILY BATHROOM

The fitted bathroom has a matching modern white suite being fully tiled with low level close coupled WC, vanity wash hand basin with mixer tap, panel bath with wall mounted 'Triton' shower over with glazed shower screen. There is a wall mounted electric heater, inset spot lights to ceiling, double panel radiator, illuminated mirror fronted wall mounted medicine cabinet and obscure UPVC double glazed side window.

OUTSIDE

To the front of the property there is allocated off road parking for two vehicles with gated access via the side of the property to the low maintenance private rear garden.

The rear garden has an initial covered paved seating area with timber log store and a step down to an 'artificial lawn' which leads to the rear of the garden to a raised timber decked seating area. The rear decking benefits from the raised position and borders the rear of the garden and out into the open countryside with fabulous 180° rural views. The garden is bordered via wooden panel fencing providing a good degree of privacy with steps via the side of the rear decked area down to a rear garden room beneath which is ideal as storage but benefits from power and lighting and so could be utilised as an office with a glazed window to the rear overlooking the neighbouring fields. The rear garden also benefits from external security lighting and external waterproof power socket.

SERVICES

Mains water, electricity and 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.