



7 Orchard End

Cleobury Mortimer DY14 8BA

Andrew Grant



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 **4 Bedrooms**  **2 Receptions**  **2 Bathrooms**

Freehold / 1,637 sq. ft.

KEY FEATURES:

- Energy efficient home
- Solar photovoltaic
- Solar thermal
- Orchard End development
- Corner plot
- Utility room
- Master bedroom with en-suite
- Walled rear garden
- Attached double garage
- Ample driveway parking

A fantastic four-bedroom home that has been significantly improved by the current vendors, offering excellent eco-credentials, including solar photovoltaic and solar thermal technologies to reduce energy costs.

This marvellous, energy-efficient family home boasts a substantial and inviting layout. The ground floor features a generous family kitchen and dining room, two reception rooms, a utility room and a cloakroom. Upstairs is equally spacious, offering four generously sized bedrooms and a well-appointed family bathroom, with the master bedroom enjoying the added luxury of an en-suite shower room.

Outside, ample driveway parking and an attached double garage provide plenty of space for vehicles. The property is complemented by a walled rear garden, offering quality outdoor space for relaxation and entertainment.

Situation

The property is nestled in the highly coveted Orchard End development on the outskirts of town, bordered by picturesque open countryside.

Cleobury Mortimer is a charming market town, ideally situated between the scenic Clee Hills and the Wyre Forest, providing ample opportunities for outdoor activities such as walking and cycling.



The town centre offers a variety of amenities to meet the needs of its residents, featuring local shops, pubs and a golf club. Cleobury Mortimer also hosts a range of local events and festivals, enhancing its allure as a peaceful and inviting place to live or visit.

Moreover, Cleobury enjoys convenient access to notable locations such as Ludlow, celebrated for its food festivals, as well as larger towns including Kidderminster and Shrewsbury.

Description

The property occupies a corner plot in the middle of the cul-de-sac, approached via a tarmac drive with parking for multiple vehicles and a large attached double garage featuring a pitched tiled roof.

The driveway is surrounded by wraparound gardens with a lawn and specimen trees, including a very large red Acer. A pathway with steps leads up to the front door, which is sheltered by a wooden canopy porch with a tiled roof.

Upon entering, you find yourself in a hallway which has doors leading through to the kitchen dining room, the dining room/reception room two and the main living room. Stairs lead up to the first-floor and a cloakroom WC is also accessed from the hallway.

The large dual-aspect kitchen dining room features solid oak wall-mounted kitchen cabinets with a granite-effect laminate worktop, a one-and-a-half bowl kitchen sink with a pull-out mixer tap, a built-in Neff double oven and space for a dishwasher. A three-panel window overlooks the rear garden and there is space for a family-sized dining table.

From the kitchen, there is access to the utility room, where there is space for a washing machine, a tumble dryer and separate upright fridge and freezer. There is also a door leading out to the rear garden.

The garage, accessed off the utility room, features two electric roller shutter doors and has been further insulated.



The dining room/second reception room has a large three-panel window overlooking the rear garden.

To the right of the stairs, the cloakroom WC includes a coloured wall-hung washbasin with pillar taps and a close-coupled WC.

At the end of the hallway is a fantastic large dual aspect living room with a large six-panel bay window overlooking the front of the property and patio doors leading directly onto a patio in the rear garden, filling the space with natural light. There is a working open fireplace with a stone surround on a stone hearth.







First Floor

On the first floor, there are four bedrooms and a family bathroom. The landing features a large window overlooking the front of the property.

The master bedroom, which overlooks the front of the property, includes large built-in sliding mirrored storage. The ensuite features a modern white pedestal washbasin with a single lever chrome mixer tap, a white close-coupled WC, a chrome towel warmer and a sizeable walk-in shower complete with a dual head mixer shower featuring a rain head and hand shower. An obscure-glazed window overlooks the rear of the property.



Bedroom two has a window overlooking the front of the property, bedroom three overlooks the rear and the fourth bedroom, also overlooking the rear, is currently being used as an office study.

The family bathroom includes a white pedestal washbasin with a chrome single-lever mixer tap, a white close-coupled WC, a bath with chrome pillar taps and a recessed chrome mixer shower with a glass panel screen. The bathroom also houses the Telford Tempest Solar dual coil pressurised cylinder for the hot water.





Garden

The walled rear garden is mainly laid to lawn with original sleeper raised beds featuring mature planting. A manual extending patio awning above the patio doors shades the patio during the summer months.

To the right-hand side of the property is a side pedestrian access with a gravelled pathway bordered by lawn leading down to the driveway. This area also features a sizeable garden shed and houses the oil tank. There is also additional access via the left-hand side of the house, albeit currently fenced off.

Services

Solar Photovoltaic (Installed 2011): This system features 4kW panels connected to a high-quality SMA inverter. The tariff is guaranteed for 25 years with an expiry date of November 29, 2036, providing 12 more years of benefit. The estimated residual income from this installation is £36,000, tax-free.

Solar Thermal (Installed 2011): The installation includes two arrays of 20 tubes situated on the North East and South West facing roof of the property. It is complemented by a Telford Tempest Solar pressurised cylinder hot water tank, which is twin insulated stainless steel for thermal efficiency and twin coil for solar thermal.

Heating System: The property uses a Worcester Bosch Greenstar Danesmoor EXT 12/18 2022+ oil-fired boiler for central heating and hot water (top-up for solar thermal), installed in 2023.

Fuel Storage: A double bundled kerosene (oil) tank ensures safe and durable fuel storage.

Additional Features: The home includes a working open fireplace and a Severn Trent water meter.

Internet Connectivity: Broadband with a download speed of 65 Mbps.



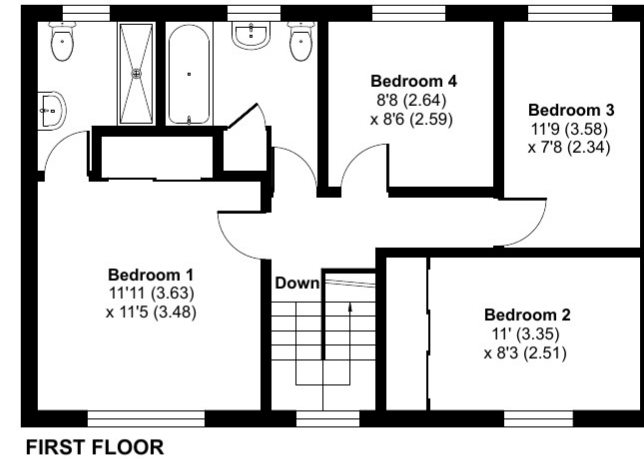
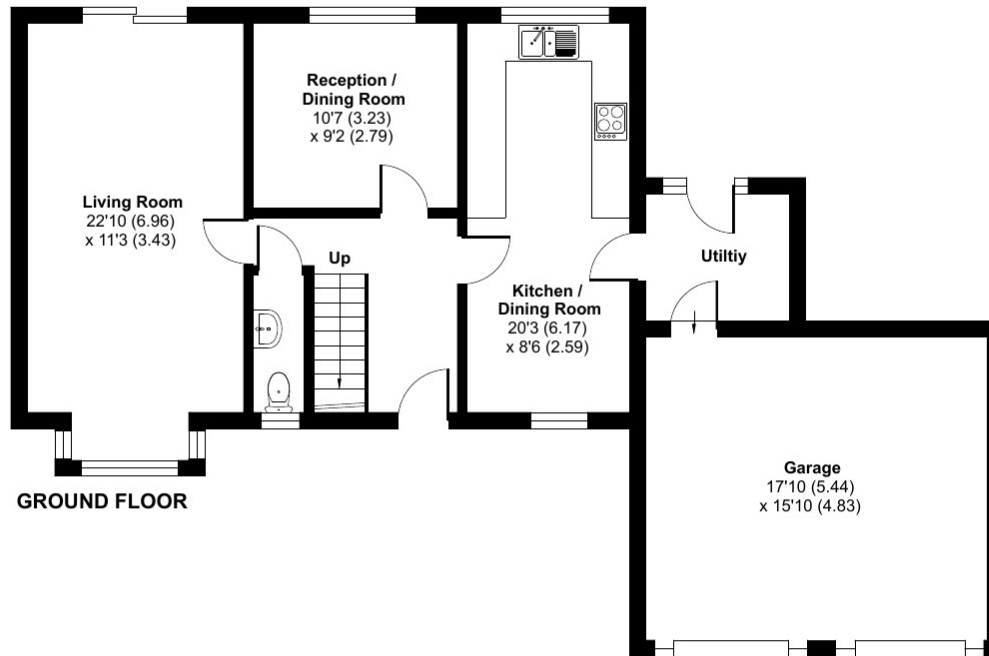
Orchard End, Cleobury Mortimer, Kidderminster, DY14

Approximate Area = 1355 sq ft / 125.8 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1637 sq ft / 151.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1135942



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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