



15 Manor Road

Clifton Upon Teme, WR6 6DP

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A spacious and well presented three bedroom bungalow with stunning countryside views, a generous garden and excellent living spaces in the heart of Clifton Upon Teme.

- Well-proportioned three-bedroom detached bungalow with bright and airy living spaces.
- Modern fitted kitchen with high-quality appliances and ample storage.
- Generous open plan dining area, perfect for entertaining.
- Spacious rear garden with rural views.
- Ample off road parking with a large driveway and garage. There is also an Ohme EV charging point at the front of the property.
- Located in the picturesque village of Clifton Upon Teme, offering excellent local amenities and transport links.

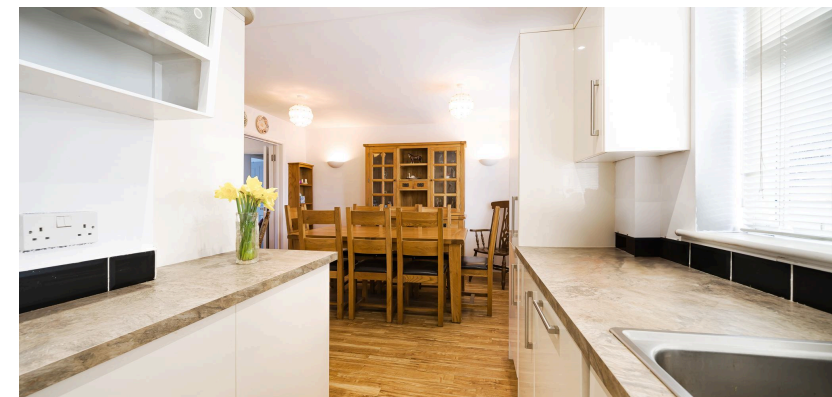
920 sq ft (85.4 sq m)





The kitchen

This well designed and modern kitchen offers a bright and functional space, featuring sleek worktops, ample cabinetry and integrated appliances. The large window allows plenty of natural light to fill the room, creating a pleasant cooking environment. The kitchen seamlessly connects to the dining area, making it a practical and sociable space for preparing meals.





The dining area

The open plan dining area is spacious and inviting, benefiting from a large bay window that enhances the natural light. Positioned next to the kitchen, it provides a seamless flow for family meals and entertaining guests. The room accommodates a large dining table and storage furniture, making it a highly functional area for both casual and formal dining.





The living room

A comfortable and stylish living room featuring a wood burning stove, perfect for cosy evenings. The room is well proportioned, with ample space for seating and entertainment. French doors opening up to the garden, allow in plenty of light to create a warm and inviting atmosphere. The room has direct access to the dining area further adding to the easy flow of the home.





Bedroom one

A spacious double bedroom with direct access to the rear garden via French doors, offering beautiful views and plenty of natural light. The en suite shower room is well appointed, featuring a modern shower enclosure, a sleek basin and a WC, providing added privacy and convenience.





Bedroom two

A generously sized double bedroom with a large window, offering an abundance of natural light. The room is well proportioned and provides plenty of space for storage, making it an ideal retreat.



Bedroom three

Currently used as a study, this versatile third bedroom offers a bright workspace or additional sleeping accommodation. With a large window providing scenic views, it is a practical space for home working or guest use.



The bathroom

The family bathroom features a bath with an overhead shower, a WC and a contemporary sink unit. Tasteful tiling, shiplap detail and ample lighting enhance the space, creating a relaxing and functional environment.



The garden

The generous rear garden enjoys stunning countryside views and provides a peaceful retreat. A well-maintained lawn, paved patio area and a variety of plants and shrubs make this an ideal space for outdoor relaxation, entertaining and family activities. The garden also features a useful workshop that has mains power and lighting.

Location

Nestled in the heart of the Worcestershire countryside, Clifton Upon Teme is a charming village offering an idyllic rural lifestyle with excellent amenities. The village boasts a local shop, post office, traditional pubs and a primary school, making it a perfect location for families.

For those needing to commute, the village enjoys easy access to Worcester and the wider motorway network, with the M5 providing links to Birmingham and Bristol. The nearby town of Tenbury Wells offers additional shopping, dining and leisure facilities, while the surrounding countryside provides ample opportunities for walking, cycling and outdoor pursuits. Clifton Upon Teme combines the best of peaceful village life with convenient access to essential amenities and transport links.

Services

The property benefits from oil-fired central heating, with radiators in every room, including the bathroom and en suite, as well as mains electricity, water and sewage.

Council Tax

The Council Tax banding for this property is **Band D**



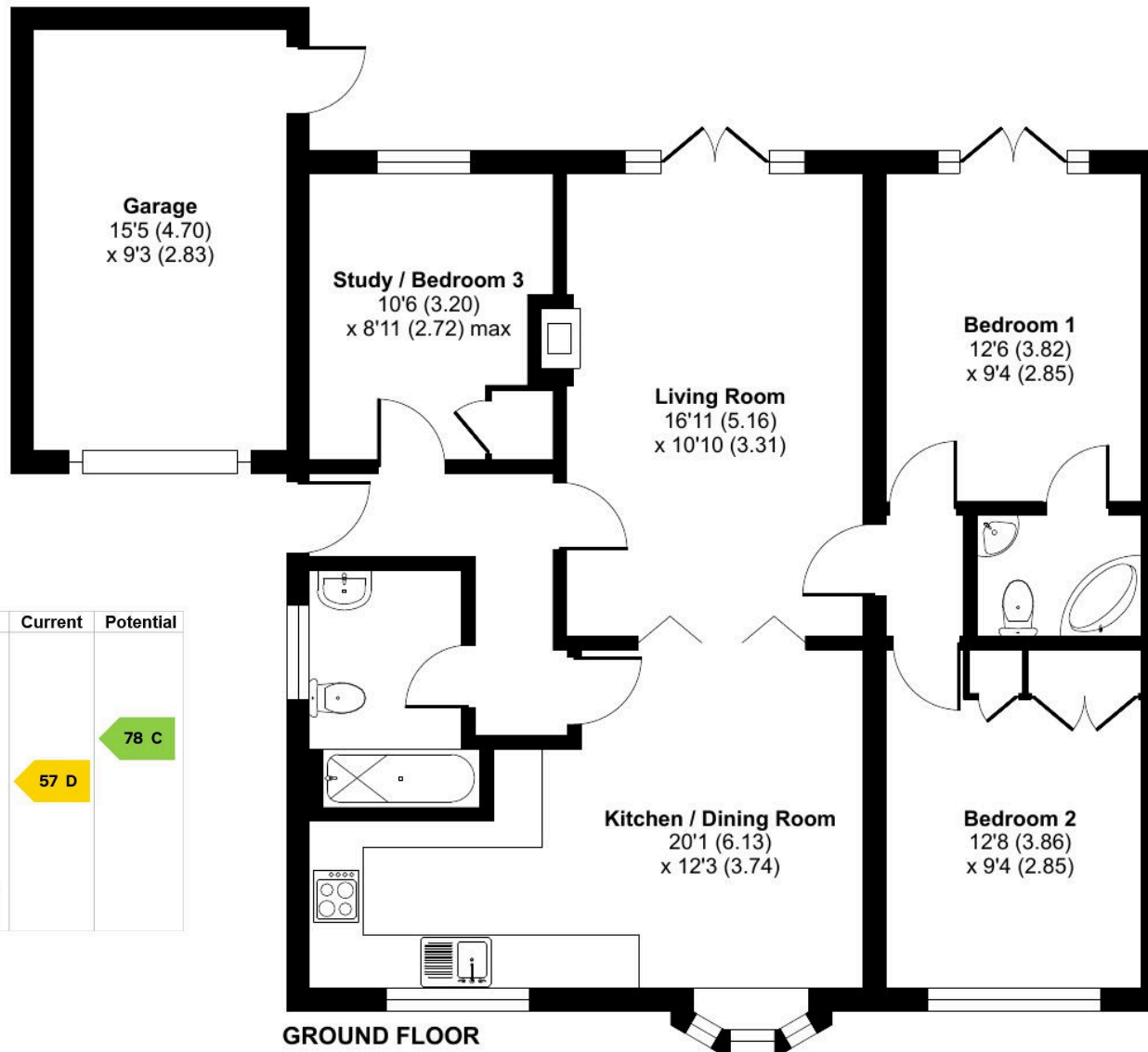
Manor Road, Clifton Upon Teme, Worcester, WR6

Approximate Area = 920 sq ft / 85.4 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1063 sq ft / 98.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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