



**Allan Morris**  
estate agents

**Blueshot Drive, Clifton-On-Teme,  
Worcestershire**



### 3 Blueshot Drive, Clifton-On-Teme, Worcestershire. WR5 6DF

#### Features

- Village location
- 4 Bedrooms
- Superfast Broadband
- Air source heat pump
- Countryside views
- Good local schooling

An immaculately presented four bedroom detached executive style home, situated in the heart of the popular village of Clifton-On-Teme.

Accommodation briefly comprising: Entrance Hall, downstairs W.C., door to integral Garage, Kitchen Diner, Utility and Sitting Room. To the first floor: Master Bedroom with En-Suite, two double Bedrooms, Bedroom/Office and Family Bathroom.

Outside: To the front is a tandem driveway. To the rear is a south facing landscaped garden with lawn and mature shrubs and space for Shed.

AGENTS NOTE: The property benefits from air source heat pump.

#### LOCATION:

The village of Clifton-On-Teme has a well established village pub, first school, village store, parkland and access to Tenbury Wells.







### Directions:

From Worcester City centre proceed out along the Hylton Road, continuing into Henwick Road and then turning left onto the B4204, signposted Lower Broadheath and Martley. Continue through the villages of Lower Broadheath and at the T junction in Martley turn right, signposted for Clifton-upon-Teme. Enter the village of Clifton-upon-Teme and then take the first left into Pound Lane. Continue for a short distance and then turn right into Blueshot Drive, where the property will be found on the left hand side.

WAM 6972

### Useful Information:

Tenure: Freehold

EPC rating: B

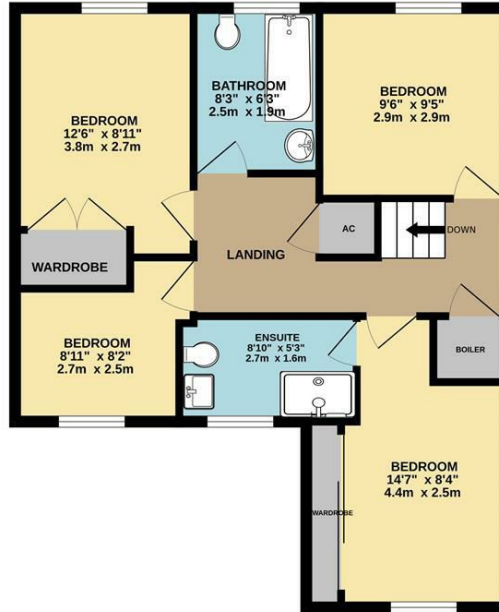
Council Tax Band: D



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan Measurements:

SITTING ROOM:  
15'11" x 10'1"

KITCHEN DINER:  
16'1" x 9'0"

UTILITY:  
8'7" x 3'9"

BEDROOM 1:  
14'7" x 8'4"

EN-SUITE SHOWER ROOM:  
8'10" x 5'3"

BEDROOM 2:  
12'6" x 8'11"

BEDROOM 3:  
9'6" x 9'5"

BEDROOM 4:  
8'11" x 8'2"

BATHROOM:  
8'3" x 6'3"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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