



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



Sterling, Pound Lane, Clifton-On-Teme, Worcestershire. WR6 6DE

£240,000

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**ONLY ONE REMAINING - CALL FOR DETAILS AND ARRANGE VIEWING \*DEPOSIT SUPPORT AVAILABLE \* READY TO MOVE IN - FITTED CARPETS, FULLY FENCED LAWNED GARDEN WITH SHED & INTEGRATED APPLIANCES \***

A new build two bedroom semi-detached house forming part of a small new development, within the popular village of Clifton-on-Teme.

Accommodation briefly comprises: Entrance Hall, Downstairs WC, Kitchen/Diner equipped with integral appliances to include oven, hob with extractor, dishwasher, washing machine and fridge/freezer, Living Room, two Bedrooms and Bathroom with heated towel rail.

Outside: Private off road parking for 2 cars and enclosed rear garden.

AGENT'S NOTE: The property benefits from ground floor gas fired underfloor heating, part boarded loft with light and pull-down ladder.

LOCATION: The property is located in the sought after village of Clifton-on-Teme, benefiting from two public houses, village stores and 1st Primary School. It also falls within the popular Chantry High School catchment and lies in the Teme Valley, surrounded by beautiful countryside.

**Kitchen** - 2.59m x 2.54m (8'6" x 8'4")

**Living Room** - 4.42m x 3.99m (14'6" x 13'1")

**Bedroom 1** - 4.04m x 3.28m (13'3" x 10'9")

**Bedroom 2** - 2.54m x 2.34m (8'4" x 7'8")

**Bathroom** - 3.15m x 1.6m (10'4" x 5'3")





