



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")

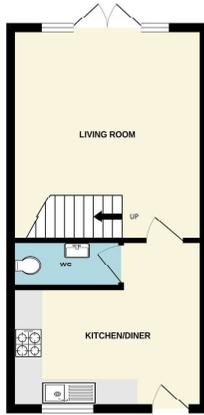
Bedroom 1 - 4.04m x 3.28m (13'3" x 10'9")

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

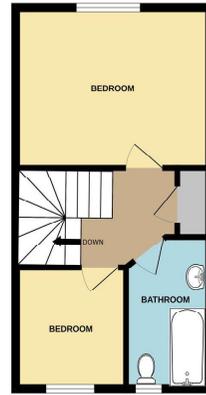
Bathroom - 3.15m x 1.6m (10'4" x 5'3")



GROUND FLOOR
344 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
We warrant that the floor area measurements are correct to the best of our knowledge and belief, but we do not warrant that the measurements are accurate to the nearest square foot or meter. The floor area is for information only and should not be used for any purpose other than that for which it is intended. The actual floor area may vary slightly from the measurements shown on this plan. We warrant that the measurements shown on this plan are correct to the best of our knowledge and belief.

- Brand new semi-detached house
- ABC & 10 year warranty
- Private garden with 6ft x 4ft shed
- Small development with private access
- Council Tax Band (to be confirmed)
- 2 Bedrooms
- Off road parking for 2 cars
- Electric car charging point
- Popular village location
- SAP rating (to be confirmed)

