



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Lion Cottage, 3 The Village, Clifton-On-Teme, Worcestershire. WR6 6DH

£350,000

🛏 3 🚿 2 🚿 3



A most characterful semi detached Cottage offering flexible accommodation, situated in the popular village of Clifton-On-Teme.

Accommodation comprising: Hall, spacious Living Room, Kitchen, Utility Room, downstairs Cloakroom and Dining Room. To the first floor: Two Bedrooms and a Shower Room. Accessed from the Dining Room is further accommodation, ideal for use as an Annexe. Comprising: Living Room, Kitchen/Dining Room, Bedroom, Bathroom and inner Hall.

Outside: To the front is off road parking and to the rear is a delightful enclosed garden and further access out to the rear.

LOCATION: The property is located in the popular village of Clifton-On-Teme, benefiting from two Public Houses, Village Stores, Nursery and Primary School. The village falls within the popular Chantry School catchment and lies above the beautiful Teme Valley, surrounded by stunning countryside.

Living Room - 8.51m x 4.11m (27'11" x 13'6")

Kitchen - 4.22m x 2.21m (13'10" x 7'3")

Utility Room - 3.35m x 2.21m (11'0" x 7'3")

Dining Room - 3.99m x 2.74m (13'1" x 9'0")

Bedroom 1 - 4.11m x 4.06m (13'6" x 13'4")

Bedroom 2 - 3.35m x 2.34m (11'0" x 7'8")

Shower Room - 2.34m x 1.68m (7'8" x 5'6")

Annexe Kitchen/Dining Room - 4.34m x 3.84m (14'3" x 12'7")

Annexe Living Room - 3.38m x 2.06m (11'1" x 6'9")

Annexe Bedroom - 2.95m x 2.49m (9'8" x 8'2")

Annexe Bathroom - 1.96m x 1.5m (6'5" x 4'11")





- No Onward Chain
- 2/3 Bedrooms
- Off road parking
- Village location
- Semi detached character Cottage
- Annexe accommodation
- Private garden
- Council Tax Band C

