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# Mulberry House, Park Attwood Court, Shatterford

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Mulberry House, Park Attwood Court, Shatterford, DY12 1DH

- . A unique Premium Development of just 7 spacious contemporary homes
- . Set in an exclusive gated 6.7 acre Country Estate
- . Stunning elevated location with Panoramic Views across miles of countryside
- . 2 acres of shared wooded land beyond the gardens
- . 4 & 5 bedrooms, double garages, high quality fittings throughout

An incredibly spacious 4 bedroom detached with purely taking views from the principal living spaces will be a certain talking point with visitors.

The long driveway approach arrives at an electrically gated entrance to this private country estate. Mulberry House is sat behind a driveway with ample parking. The fully glazed entrance features glazing extending up to first floor level. The spacious hallway provides space for an impressive Christmas tree or even a piano. Staircases lead to both first floor and down to lower ground level. There is a beautifully fitted guest cloakroom, separate through living room with fabulous views to the rear. The open plan breakfast kitchen, dining and living space will no doubt form the hub of family living with sliding glazed doors to a glazed Juliette balcony to maximise the stunning views. The kitchen itself is fabulous specification by Kesseler kitchens with the high end Smeg integrated appliances. There is a separate utility room/laundry and plant room and internal access to the garage with tiled floor.

At first floor level there is a master bedroom suite with walk through dressing room to the high specification en-suite shower room. Bedroom 2 is similarly specified with dressing room and ensuite.

At lower ground level there is an inner hallway with a boot room, ideal for muddy boots and coats when returning from a country walk either within the grounds of the estate or one of the many walks available in the surrounding countryside.

There is a garden room with sliding doors to bring the outside in and this provides a bonus chill out space. In addition there are two further bedrooms both with en-suite shower rooms and views to the rear overlooking the garden with sliding doors giving access to the outside.

Carefully crafted by Christopher Charles Properties with high quality specification this home includes kitchen fittings by Kesseler luxury kitchens with large central island and quartz work surfaces together with premium Smeg integrated appliances, high specification sanitary ware and Vogue ceramic tiling. Interior finishes have been carefully designed and planned by Olivia Fear Interior Design, London. This ultra modern home has green credentials including an air heat source pump. There is electric car charging point and ample driveway parking.

The development includes a grassed amenity area beyond the rear garden of approximately 2 acres.







There is a modest annual service charge to cover the communal areas and features including the gates and private drainage plant. The property benefits from the reassurance of LABC 10 year warranty.

Please note internal CGI images with furnishings may be of the show home.

**Location and Transport**

Shatterford is a village in the Wyre Forest District of Worcestershire, located approximately 3.7 miles north-west of Bewdley and four miles from Kidderminster. The village is surrounded by wonderful countryside and includes Shatterford Wildlife Sanctuary and Fishery and Man Wood. Situated on the banks of the River Severn and the edge of the Wyre Forest, nearby Bewdley was once described as "the most perfect small town in Worcestershire". The town enjoys a good choice of pubs, cafes and restaurants along with small independent shops, craft studios, a brewery, local museum, a selection of sports clubs and a number of churches. Being approximately 22 miles south west of Birmingham and 18 miles north of Worcester, Bewdley is served by a good motorway network with excellent links to the M5, M6, M40 and M42, Birmingham International Airport is approximately 45 minutes away.

The main line train station in Kidderminster is within a ten minute drive and has regular services to and from Worcester, Malvern, Birmingham and London Marylebone.

**Schools,**

Bewdley is fortunate to benefit from two primary schools and a high school, all rated as Good by Ofsted in their most recent inspections. The independent sector is also well catered for locally with a fine selection of schools available nearby in Kidderminster, Chaddesley Corbett, Abberley, Bromsgrove and Worcester.





# FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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