

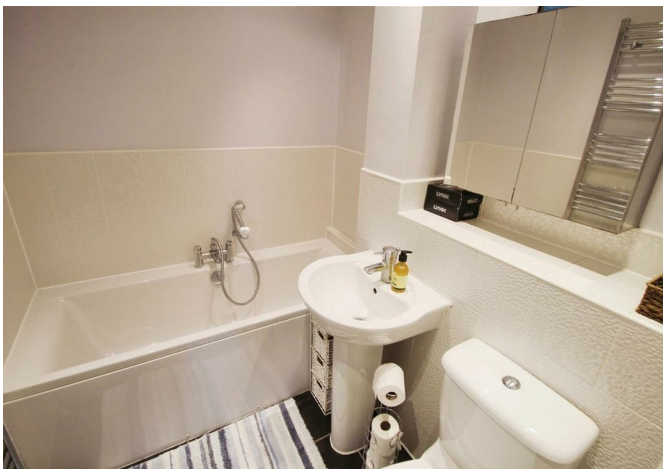


SAMUEL WOOD

7 Housman Way, Cleobury Mortimer, Kidderminster, Worcestershire, DY14 8BH

Asking Price £240,000





This 3 double bedroom terrace 3 storey townhouse sits on a modern and well respected residential area within a short walk of Clebury Mortimers excellent facilities. The property benefits from double glazing and air source heating to: Entrance Hall, Cloakroom, Kitchen / Breakfast Room, First Floor Landing with Large Living Room, Bedroom 3, Second Floor Landing with Bedrooms 1 and 2, En-suite Shower Room and House Bathroom. Outside the property enjoys driveway parking, integral garage and enclosed rear garden. EPC – C



- 3 storey, 3 double bedroom terraced house
- Modern and well respected residential area
- Walking distance into all facilities Cleobury has to offer
- Driveway parking, Integral Garage
- Closed rear garden
- Air source heat pump and double glazed throughout

Cleobury Mortimer is a popular large village with a good range of facilities.

#### Canopied Porch

Front door, opening into

#### Spacious Reception Hallway

With staircase to first floor and useful storage area under the stairs.

#### Cloakroom

Having suite in white of wc and wash hand basin with tiled floor

#### Kitchen / Dining Room

Having window and door overlooking rear garden. Large breakfast bar, kitchen is fitted with a matching range of units with black gloss fronts, heat resistant work surfaces, matching splashbacks, 1 ½ bowl single drainer stainless steel sink unit, electric hob with extractor positioned above, electric double oven adjacent. Integrated into the units is a fridge freezer, dishwasher and washing machine.

#### First Floor Landing

Having window to frontage

#### Living Room

Having 2 windows overlooking rear garden

#### Bedroom 3

Having window to frontage

#### Second Floor Landing

Having access to roofspace

#### Bedroom 1

Has window to rear elevation, double doors into wardrobe cupboard with hanging rail and shelf

#### En-suite Shower Room

Having window to rear, suite in white of wc, pedestal wash hand basin, shower cubicle with shower fitted and tiled splashbacks

#### Bedroom 2

Has 2 windows to frontage and door into the airing cupboard housing the hot water cylinder

#### Bathroom

Having suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment, tiled splashbacks and tiled floor

#### Outside

The property is approached onto a tarmac driveway which provides parking for a single vehicle, slabbed pathway leads to the front door with border. Off the driveway up and over door leads into the properties garage, having light and power fitted and a personal door back into the entrance hall. The rear garden with the property has been landscaped with low maintenance in mind including a paved seating area nearest the house. Housed here is the Mitsubishi air source heat pump which heats domestic hot water and radiators. There is then a garden shed and an astro turf section at the bottom of the garden which is enclosed by high board fencing to both side and rear elevations. A gated access which gives access around the terrace and back to the frontage.

#### Services

Mains electricity, mains water and mains drainage, air source electric heat pump which heats domestic hot water and radiators, windows and doors are upvc double glazed, Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low.

#### Agents Note

1. There are communal areas on this development of which a service charge of £147.72 for 2024

#### Local Authority

Shropshire Council

Council Tax Band - C

#### Tenure

The property is Freehold

#### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

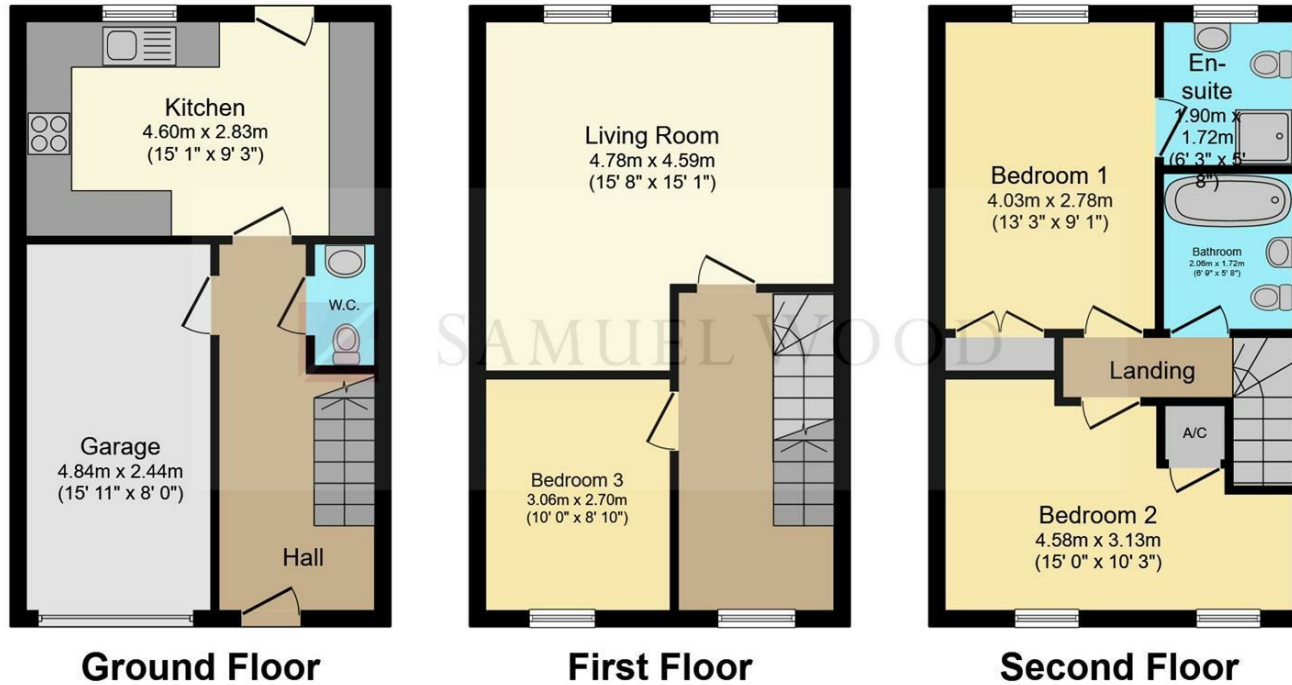
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



Total floor area 107.2 sq.m. (1,154 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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