



SAMUEL WOOD

4 Cleobury Meadows, Cleobury Mortimer, Kidderminster, DY14 8EY

Offers In Excess Of £375,000



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This 6 Bedroom detached house is located within a popular estate in the town of Cleobury Mortimer, the property benefits from driveway parking and a garage and has accommodation to include Reception hall, Cloakroom, Living Room, Kitchen Diner, 4 Double bedrooms on the first floor one with an Ensuite and a Bathroom. The second floor has 2 Bedrooms and Shower Room. Outside the property has a rear garden. EPC rating D.

- 6 Bedroom Detached House
- 2 Reception Rooms
- Garage & Driveway Parking
- Popular Cul De Sac

Front door opens into the

Reception Hallway

having wall mounted radiator, door into understairs storage cupboard.

Living Room 22'3" x 11'1" (6.80m x 3.39m)

having feature fireplace with woodburner fitted, wall mounted radiator. Upvc double glazed window to frontage and upvc double glazed doors opening onto patio in the rear garden.

Cloakroom

having WC and wash hand basin to vanity cabinet, wall mounted radiator x 2 and upvc double glazed window to rear elevation.

Kitchen / Diner 22'4" x 12'11" (6.83m x 3.94m)

having a range of matching units to include base cupboards, wall cupboards and drawers. Granite worksurfaces and tiled splashbacks. There is a 8-ring gas-fired cooker, planned space for dishwasher, washing machine and fridge freezer. 2 wall mounted radiators, upvc double glazed windows to front and rear elevations and double glazed door opening onto the driveway.

Staircase then rises to the First Floor Landing with airing cupboard, shelving fitted

Bedroom 1 11'5" x 11'1" (3.48m x 3.39m)

having a range of fitted wardrobes with hanging rail and shelf. Wall mounted radiator and upvc double glazed window to frontage.

Ensuite 6'3" x 6'2" (1.91m x 1.90m)

having shower, WC and wash handbasin to vanity cabinet, wall mounted radiator and window to frontage.

Bedroom 2 11'1" x 8'11" (3.39m x 2.72m)

having fitted wardrobe with hanging rail and shelf. Wall mounted radiator and upvc double glazed window to rear elevation.

Bathroom 8'0" x 5'2" (2.44m x 1.60m)

having WC, wash hand basin to vanity cabinet and bath with shower and glass shower screen fitted. Wall mounted radiator and upvc double glazed window to rear elevation.

Bedroom 3 9'6" x 8'9" (2.92m x 2.67m)

having wall mounted radiator and upvc double glazed window to rear elevation.

Bedroom 4 13'0" x 8'5" (3.98m x 2.57m)

having fitted wardrobe with hanging rail and shelf, wall mounted radiator and Upvc double glazed window to frontage.

Staircase then rises to the Second Floor Landing

Bedroom 5 14'1" x 13'3" (4.30m x 4.04m)

having wall mounted radiator and velux window to frontage.

Shower Room 7'3" x 5'6" (2.22m x 1.70m)

having tiled floor, extensively tiled walls, WC and pedestal wash handbasin in suite of white. Shower unit and double glazed velux window to rear elevation.

Bedroom 6 13'2" x 9'1" (4.02m x 2.79m)

having wall mounted radiator and double glazed velux window to frontage.

Outside

The property is approached over a tarmac driveway with parking for up to 3 cars also having the benefit of a Garage with light and power fitted, up and over door and separate access from the rear garden. Immediately off the rear of the property there is a patio and the remainder of the garden is laid to lawn with boundaries made up of highboard fencing.

Services

mains electricity, mains water, mains drainage. Broadband speeds; basic 18 mbps, Superfast 73mbps, Ultrafast 1800mbps. Flood risk; very low.

Local authority;

Shropshire Council
Council Tax Band E

Tenure

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 or visit our web site at www.samuelwood.co.uk

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

Referrals

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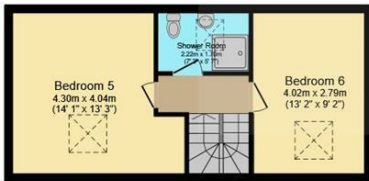
Floor Plans



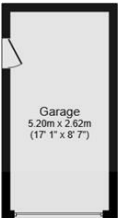
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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