



SAMUEL WOOD

22 Lower Street, Cleobury Mortimer, DY14 8AL

Offers Over £240,000



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Cleobury Mortimer, DY14 8AL



- Double fronted character cottage
- Modern fitments
- Driveway Parking
- Internal inspection essential
- Oozes charm and period features
- Gardens front and rear
- Woodburner, electric heating, double glazing

This attractive double fronted 3 bedroom cottage oozes charm and character whilst benefitting from double glazing and electric water based heating to include: impressive Living Room with large Inglenook fireplace and woodburner, Dining Room, Kitchen with aga cooker, rear Hall, rear Porch, Cloakroom/Utility, single room Cellar, First Floor Landing with 3 Bedrooms and modern Bathroom. Outside the property enjoys enclosed gardens to both front and rear and a driveway also sitting to the rear providing parking. No onward chain.



Cleobury Mortimer town is a wonderful community nestled close to Shropshire/Worcestershire border. It has an excellent range of facilities whilst accessible to Kidderminster and the West Midlands for commuting.

Covered Porch

With heavy front door opening into the

Living Room

Full of character with timbered ceiling, further beams, most attractive inglenook fireplace with heavy beam over, exposed stone and brickwork, quarry tiled hearth with woodburning stove fitted, shelved alcove to one side, period radiator.

Dining Room

Having window to front elevation with window seat and storage, heavily timbered ceiling, exposed brickwork. There are 2 lovely display alcoves and a feature fireplace with tiled inset.

Kitchen

Having window to rear elevation, exposed stonework and quarry tiled floor, having handmade base cupboards with wood block work surfaces and a deep glazed sink unit. There is then a electric aga cooker which is included in the sale, display alcove, useful storage and door opening through into

Rear Hallway

With an alcove and fridge freezer which is included in the sale, glazed door then leads to



Rear Porch

With stable door out onto the rear garden and 2 further windows.

Cloakroom

Having window to rear elevation, suite in white of wc and wash hand basin, space and plumbing for a washing machine, shelving and quarry tiled floor.

Doored staircase then drops down to a single room cellar, having small window to frontage and provides an excellent storage area with heating and power fitted.

First Floor Landing

Having timbered features

Bedroom 1

Has the most attractive exposed floorboards, window to frontage with a view across the rooftops. There is a feature fireplace with basket grate, door into large airing cupboard with factory insulated hot water cylinder. Also housed in here is the heatrea sadia electric boiler which heats radiators. To the other side of the chimney breast there are double doors then into wardrobe cupboard with hanging rail, shelving and high level cupboard above.

Bedroom 2

Has window to frontage with this rooftop view

Bedroom 3

Has two windows to rear elevation, useful shelf and access to roof space.

Bathroom

Has window to rear and a suite in white of pedestal wash hand basin, wc and panelled bath with shower screen shower over and tiled splashbacks.

Outside

The property enjoys an enclosed frontage with trellis work with climbing plants and shrubs and a archway with front garden which then in turn leads to the front door. To either side of the pathway there are lawned gardens and borders and an attractive period trough. To the rear of the property there is a pretty, low maintenance and enclosed garden with paved seating areas, a sheltered seating area with fitted seat. Gate access then out onto the properties driveway which would take 2 small cars, however currently has space for 1 car and a shed which is included in the sale.

Services

Mains electricity, mains water and mains drainage, electric heating via a water based radiator system and the benefit of a recently installed wood burning stove in the Living Room. Windows have been replaced by the vendors in her ownership. The front windows are wooden double glazed where the back ones are upvc double glazed. Broadband Speeds Basic 17 Mbps, Superfast 80 Mbps. Flood Risk – Very Low.

Agents Note

1. The neighbouring cottage has a right of way through the rear garden





Local Authority

Shropshire Council

Council Tax Band - C

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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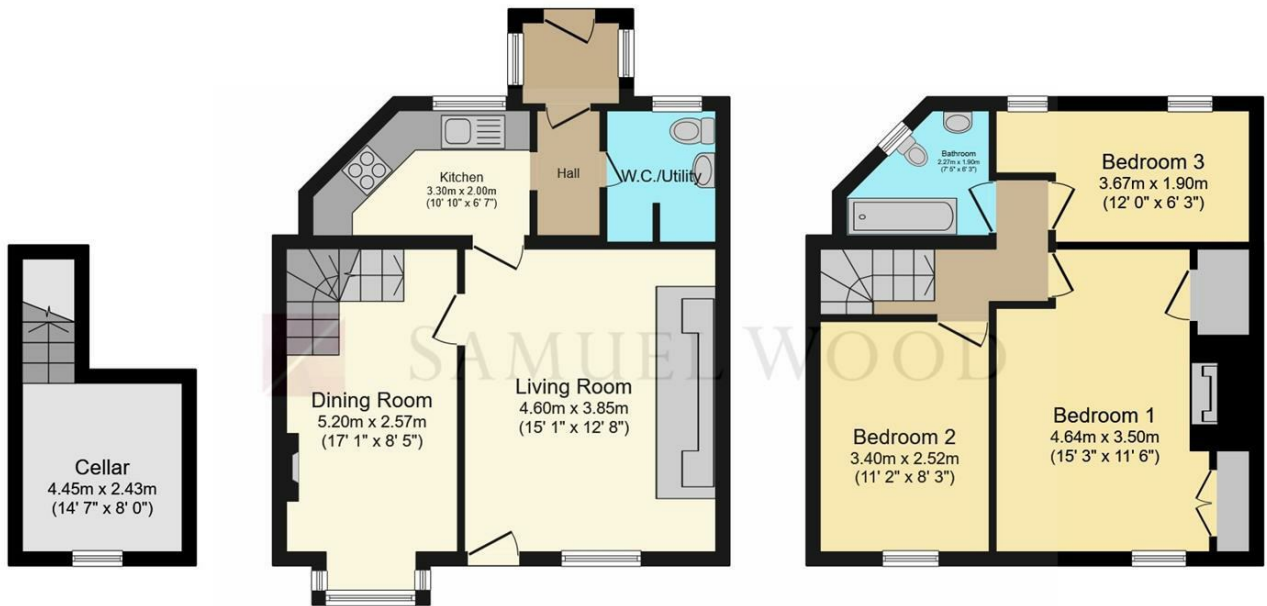
Directions







Floor Plans



Cellar
Floor area 7.7 sq.m. (83 sq.ft.)

Ground Floor
Floor area 44.8 sq.m. (482 sq.ft.)

First Floor
Floor area 42.0 sq.m. (452 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 sq.ft.)

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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