

MEADOWCROFT  
ROCK KIDDERMINSTER WORCESTERSHIRE DY14 9XW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Breakdown of property's energy performance**

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good



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Now to be sold for the very first time since new in 1986! A high calibre substantial detached house central to the village of Callow Hill near Bewdley and just moments from the ancient Wyre Forest. Ample driveway, double garage and gorgeous very private due south facing gardens! Will likely sell quickly. Early inspection is imperative. **Energy Rating: D.**

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**PRICE: OFFERS IN THE REGION  
OF £499,000**

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**MEASUREMENTS:** Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.





**DESCRIPTION** - Here is a lovely opportunity to acquire a perfect family home known as Meadowcroft. The house truly ticks many boxes to the extent that there would be very few other properties to genuinely rival it in this price bracket not only for its living accommodation but also the gorgeous private gardens hand in glove with a blissful, yet highly accessible location just moments from the village pub and also with Wyre Forest pretty much on the doorstep too!

**LOCATION** - The property sits in the heart of Callow Hill, a forever popular semi-rural village including two pubs and the recently built Far Forest Society Pavilion offering modern sports facilities and also playing host to community events throughout the year. Callow Hill is about 3 miles west of the historic Georgian riverside town of Bewdley which offers a wealth of restaurants/character public houses together with a rich and scenic landscape which draws visitors from far and wide the whole year round. Another important nearby and vibrant local market town is Cleobury Mortimer which is about 5 miles. There is also particularly simple accessibility to Stourport on Severn through neighbouring Heightington. In the immediate surrounding area there are many bridleways offering excellent riding and walking opportunities. This outstandingly beautiful part of North Worcestershire is also dominated by the Wyre Forest National Nature Reserve - accessed just literally down the road and spreading out over 6,000 acres!

**AGENTS COMMENTS** - This is a great country property which has so much to offer in this lovely part of North Worcestershire. The gardens are very private and would be a true oasis for those with young children. Simply put, this is a high quality property which is realistically priced and would make for an absolutely ideal long term family home. The accommodation comprises:-

**Access is gained via door to:**

**PORCH** - a further door opens to:

**RECEPTION HALL** - with doors to:

**CLOAKROOM/WC** - with central heating radiator, UPVC double glazed window to side elevation, low level flush wc and hand wash basin.

**KITCHEN** - 11' 11" x 10' 11" (3.62m x 3.32m) with UPVC double glazed windows to rear and side elevations, central heating radiator, range of both wall and base mounted kitchen units with complementary worktop surface over, having inset stainless steel sink and inset electric hob, built-in

'Bosch' double oven, integral larder fridge and integral dishwasher, door to:

**UTILITY ROOM** - 8' 0" x 7' 5" (2.43m x 2.26m) with UPVC double glazed window to side elevation with adjacent UPVC double glazed door opening to outside, range of both wall and base mounted units with roll top surface over having inset stainless steel sink, plumbing and space for automatic washing machine, 'Worcester' oil fired central heating boiler.

**EXTENDED REAR LIVING ROOM** - 23' 7" x 18' 6" (7.19m x 5.63m) [max - measurements include chimney breast] with two central heating radiators, fireplace with log burning stove, twin UPVC double glazed windows and UPVC double glazed French doors to rear elevation opening to the gardens.

**DINING ROOM** - 11' 11" x 9' 10" (3.62m x 3.0m) with central heating radiator, UPVC double glazed window to front elevation.

**From the Reception Hall a half turned staircase rises to:**

**FIRST FLOOR LANDING** - with access to loft space, UPVC double glazed window to front elevation over stairs, built-in airing cupboard and doors to:

**BEDROOM ONE** - 13' 0" x 11' 5" (3.97m x 3.48m) [measurements include fitted furniture] with central heating radiator, UPVC double glazed window to rear elevation and a range of fitted bedroom furniture, door to:

**EN SUITE SHOWER ROOM** - with central heating radiator, UPVC double glazed window to rear elevation, low level flush wc, pedestal hand wash basin and enclosed cubicle with mixer shower.

**BEDROOM TWO** - 11' 5" x 11' 1" (3.49m x 3.37m) with central heating radiator and UPVC double glazed window to rear elevation.

**BEDROOM THREE** - 12' 0" x 11' 5" (3.66m x 3.49m) [including fitted wardrobe] with central heating radiator, UPVC double glazed window to front elevation and fitted wardrobe with sliding mirrored frontage.

**BEDROOM FOUR** - 11' 11" x 8' 5" (3.63m x 2.56m) [max] with central heating radiator and UPVC double glazed window to front elevation.

**BATHROOM** - 8' 5" x 5' 10" (2.57m x 1.77m) with central heating radiator, twin UPVC double glazed windows to side elevation, low level flush wc, hand wash basin and bath with mixer shower over.

**OUTSIDE:** - The property stands back from the kerbside behind an ample printed concrete driveway providing off road parking for 3/4 cars and with scope to further expand the parking if required.

**DOUBLE GARAGE** - 15' 10" width x 15' 10" depth (4.83m x 4.82m) [measurements also include the piers] with up-and-over door, access to roof space and UPVC double glazed personal door giving direct access to and from the gardens.

**DUE SOUTH FACING REAR GARDENS** - with patio area, two lawns and a wide variety of established shrubs and mature trees, the whole enjoying a high degree of privacy.

**SERVICES:** Mains services connected to the property include water, electricity and mains drainage. Oil fired central heating.

**TENURE: Freehold.** We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

**CURRENT COUNCIL TAX BAND: F**

**FIXTURES & FITTINGS:** Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

**VIEWING:** By appointment with the agent's offices.

**DIRECTIONS TO THE PROPERTY:** From the centre of Bewdley proceed out of the town along the B4190 Cleobury Road - at the island take the second exit A456 (Long Bank) after passing the Running Horse Inn on the left proceed along and just before the Royal Forester Public House the property will be found on the left.

**SURVEYS & VALUATIONS:** Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact our Survey Department on 01584 813766 for further information.

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**OFFICE REF:** NM.JR.PSP08619/21.165.040821

