

Approximate Area = 1104 sq ft / 102.6 sq m
For identification only - Not to scale

GROUND FLOOR

FIRST FLOOR

Halls

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1531231



1 BARBROOK

CLEOBURY MORTIMER | KIDDERMINSTER | | DY14 8JZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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RICS

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The Property Ombudsman

Halls

KIDDERMINSTER SALES

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IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



A three-bedroom semi-detached country home offering excellent potential for modernisation, with delightful gardens and far-reaching views across the surrounding countryside.

Offers in the region of £200,000



- **Three-Bedroom Semi-Detached Property**
- **Excellent Opportunity for Modernisation and Personalisation**
- **Attractive Gardens with Countryside Views**
- **Useful Utility and Laundry Facilities**
- **Two Reception Rooms and Separate Kitchen**
- **Offered with No Onward Chain**

Halls are delighted with instructions to offer Barbrook for sale by Private Treaty.

Barbrook is a three-bedroom semi-detached residence occupying an attractive rural position on the outskirts of Cleobury Mortimer, enjoying delightful views across the surrounding countryside. The property offers accommodation arranged over two floors and presents an excellent opportunity for prospective purchasers to undertake a programme of modernisation and create a home tailored to their individual tastes and requirements.

SITUATION

The property occupies a pleasant rural position near the historic market town of Cleobury Mortimer, surrounded by attractive South Shropshire countryside. Cleobury Mortimer offers a selection of everyday amenities, including independent shops, public houses, cafés, medical facilities and schooling.

The nearby towns of Bewdley, Tenbury Wells and Kidderminster provide further shopping, recreational and leisure facilities, whilst the surrounding countryside offers excellent opportunities for walking and outdoor pursuits. The location combines the tranquillity of rural living with convenient access to neighbouring towns and the wider road network.



SCHOOLING

The property is well situated for access to a range of educational facilities, with primary schooling available locally at Cleobury Mortimer Primary School, alongside further options at Bayton Church of England Primary School, Farlow Church of England Primary School and Far Forest Lea Memorial Church of England Primary School.

Secondary education is provided at The Lacon Childe School in Cleobury Mortimer, with additional options including Tenbury High Ormiston Academy and The Bewdley School. For those seeking independent education, Holy Trinity School in Kidderminster provides a further option.

W3W

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THE PROPERTY

The front entrance opens into a hallway providing access to the principal ground-floor accommodation. The property benefits from two separate reception rooms, offering flexibility for use as a sitting room and formal dining room, each enjoying natural light and providing considerable scope for updating to suit modern living requirements.

The kitchen is positioned towards the rear of the property and offers a practical arrangement with adjoining utility and laundry facilities, providing additional space for everyday household requirements. The existing layout offers purchasers the opportunity to reconfigure or enhance the accommodation, subject to any necessary consents.

A downstairs cloakroom completes this floor.



A staircase rises to the first-floor landing, from which three bedrooms are accessed. The bedrooms offer accommodation suitable for family living, guests or home working, whilst a family bathroom completes the first-floor arrangement.

Throughout, the property offers an exciting opportunity for improvement, allowing prospective purchasers to introduce their own style whilst retaining the character and traditional appeal of the home.

OUTSIDE

The property enjoys attractive established gardens which provide a pleasant outdoor setting with areas of lawn and planting, creating a sense of privacy and character. A pathway leads through the garden, with established borders adding seasonal colour and interest.

Of particular note are the delightful views extending across the neighbouring fields and open countryside, providing a picturesque backdrop to the property. The outdoor space offers excellent potential for further landscaping and the creation of seating and entertaining areas from which to appreciate the rural surroundings.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ



COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP