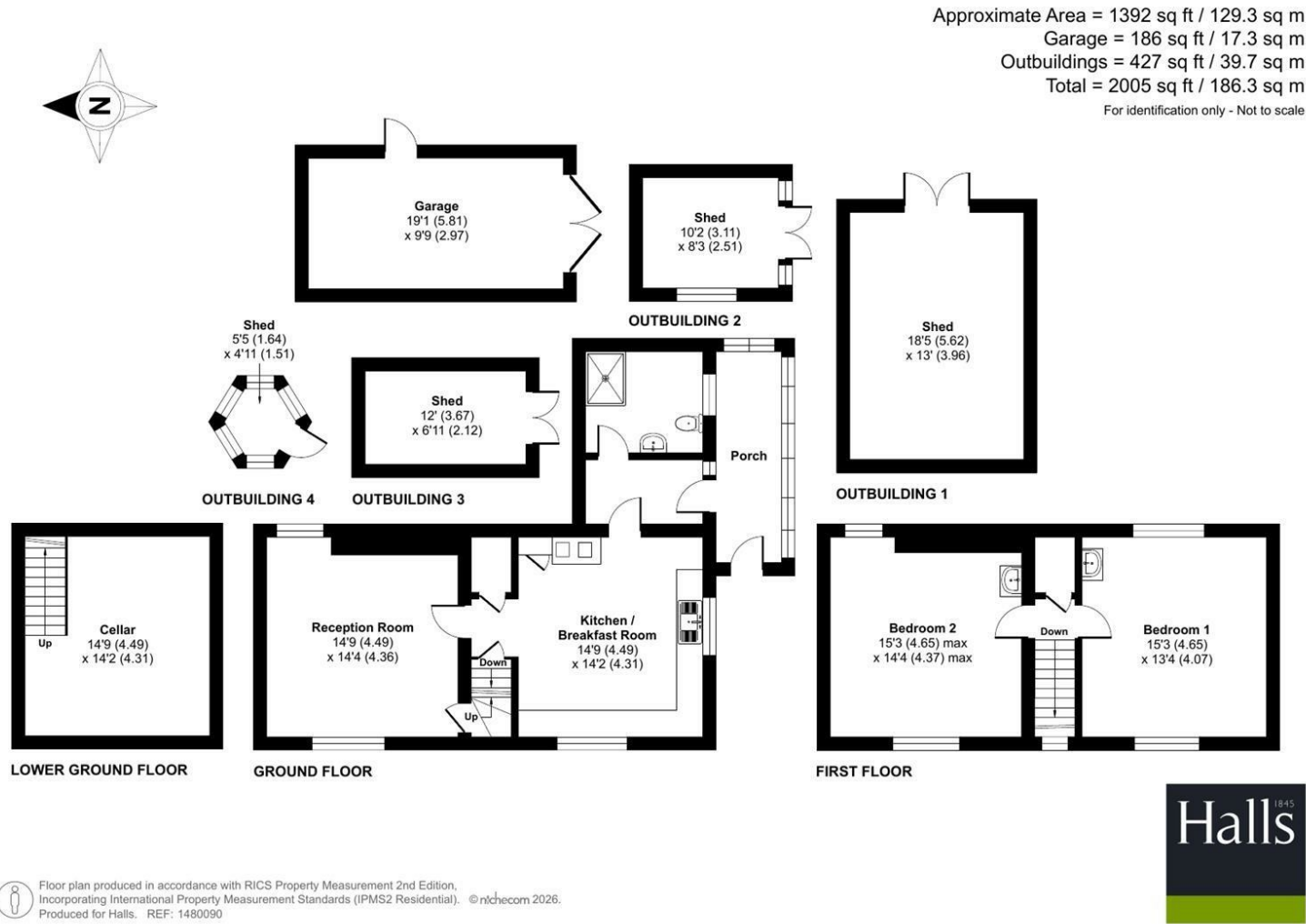


FOR SALE

Bank House Clows Top, Kidderminster, DY14 9NP



FOR SALE

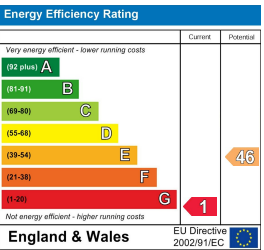
Offers Around £350,000

Bank House Clows Top, Kidderminster, DY14 9NP

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A charming semi detached country cottage enjoying breathtaking rural views, generous gardens and exciting potential for modernisation in the heart of the Worcestershire countryside.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Semi detached character cottage
- Stunning elevated countryside views
- Two double bedrooms
- Wealth of period features including exposed beams
- Large sitting room with feature fireplace
- Generous plot with gardens surrounding the property
- Scope for renovation and modernisation
- No upward chain

Halls are delighted with instructions to offer this semi detached cottage for sale by Private Treaty.

SITUATION

Semi detached character cottage in an elevated position within the sought-after village of Clows Top, enjoying far-reaching views across the surrounding Worcestershire countryside. The village offers a range of day-to-day amenities including a village store, public house and primary school, whilst the nearby market towns of Cleobury Mortimer, Bewdley and Kidderminster provide a wider selection of shopping, leisure and educational facilities.

The surrounding area is renowned for its beautiful rolling countryside, woodland walks and outdoor pursuits, making it an ideal location for those seeking a rural lifestyle whilst remaining accessible to larger centres of employment.

W3W

///covertly.footsteps.soccer

DIRECTIONS

From the agent's office on the Franche Road, DY11 5AP, head in a North West direction. At the roundabout, take the 1st exit, continue onto Habberley Ln/B4190, continue onto Habberley Road, then turn left onto Kidderminster Road, at the roundabout take the 2nd exit onto the A456 and stay on A456, at the roundabout, take the 2nd exit onto Long Bank/A456. Continue to follow A456 for a distance, turn right onto B4202 towards Cleobury Mortimer, continue along for a short distance, you will find the property driveway on the corner of Holly Well Lane.

SCHOOLING

The property is well placed for a number of respected schools including Clows Top CE Primary School, Cleobury Mortimer Primary School and Lacon Childe School in Cleobury Mortimer. Independent schooling can be found at Winterfold House School, Moor Park School and The King's School Worcester.

PROPERTY

Occupying a superb elevated position with wonderful countryside views, this semi detached cottage presents an exciting opportunity for purchasers seeking a property with character and scope for improvement.

The accommodation retains a wealth of original charm, including exposed ceiling beams and traditional features, whilst offering well-proportioned rooms throughout. The principal reception room is particularly impressive, providing an excellent living and entertaining space centred around a feature fireplace and enjoying a pleasant outlook over the gardens and surrounding countryside.

The kitchen is positioned to the rear of the property and offers excellent potential for redesign and enhancement, allowing prospective purchasers to create a bespoke living space tailored to modern requirements. The main bathroom is located off the kitchen.

There is a useful porch with views over the garden and countryside beyond.

Whilst requiring modernisation, the property offers enormous potential to create a truly special country home.

To the first floor are two generous double bedrooms, both with vanity wash hand basins.

Both bedrooms enjoy an abundance of natural light, whilst the elevated position of the property ensures delightful views across the surrounding landscape.

OUTSIDE

The property is approached via its own driveway and occupies a generous plot with gardens extending around the cottage. The elevated position affords spectacular far-reaching views across neighbouring fields and countryside, creating a wonderful sense of privacy and tranquillity.

The gardens are predominantly laid to lawn and offer excellent scope for landscaping and further enhancement. Mature hedging and established planting provide natural screening, whilst the generous outdoor space will undoubtedly appeal to keen gardeners, families and those seeking a peaceful rural setting.

The grounds provide the perfect backdrop from which to enjoy the property's outstanding views and enviable location.

SERVICES

We understand that the property benefits from mains water, electricity
???? TBC

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

Malvern Hills, The Council House, Avenue Road, Malvern WR14 3AF

COUNCIL TAX

The property is being shown as being within council tax band E 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 £30 (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