

**TO LET****£800 PCM**

15 Hartmann Close, , DY14 8DE

Nestled in the charming village of Cleobury Mortimer, this modern semi-detached house on Hartmann Close offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families or couples seeking a peaceful retreat.

The ground floor features a welcoming reception room, providing an ideal space for relaxation or entertaining guests. The modern design of the home ensures a comfortable and stylish atmosphere throughout. The property also boasts a conveniently located bathroom, enhancing the practicality of daily living.

One of the standout features of this home is the parking space available for two vehicles, making it easy for residents and visitors alike. The location within a modern estate adds to the appeal, offering a sense of community while still being close to the picturesque countryside that surrounds Cleobury Mortimer.

This property is not just a house; it is a place where you can create lasting memories in a serene village setting in this semi-detached home, presenting an excellent opportunity to enjoy modern living in a delightful location.



- Two Bedroom Semi-Detached
- Parking and garden
- Electric heating
- UPVC double glazed windows and doors.



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



Entrance Hall 2'10" x 4'2" (0.87 x 1.29)

Having UPVC door to the front, laminate flooring, fuse board and ceiling light point.

Reception Room 11'7" x 11'6" maximum (3.55 x 3.53 maximum)

Having fitted carpet, electric heater, UPVC double glazed window, smoke alarm and storage cupboard.

Kitchen 11'8" x 9'5" maximum (3.57 x 2.88 maximum)

Having a range of wall and base units, with work surface featuring a stainless steel sink and drainer unit, cooker with extractor fan and electric heater. The kitchen also has stairs to the first floor with storage underneath, tiling to the wall and floors and double glazed patio doors to the rear garden.

Landing

Having carpet, smoke alarm, double glazed window ceiling light point and loft hatch.

Bedroom Two 11'7" x 8'2" maximum (3.55 x 2.49 maximum)

Having carpet, UPVC double glazed window, ceiling light point and electric heater.

Bathroom 6'3" x 5'6" maximum (1.91 x 1.70 maximum)

Having carpet, panelled bath with electric shower over, push-button W/C, hand wash basin, extractor fan, mirrored bathroom cabinet, ceiling light point and electric heater.

Bedroom One 11'7" x 9'0" maximum (3.55 x 2.75 maximum)

Having carpet, ceiling light point, UPVC double glazed window, electric heater and storage cupboard housing the hot water tank.

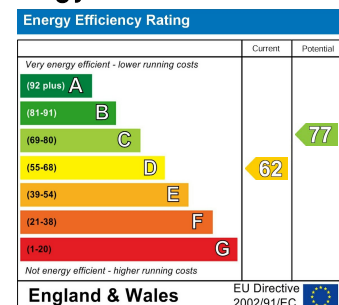
Garden and Outdoors

The property has space for two cars at the side, and a gate leading to the rear garden. The garden is mainly laid to lawn, with a small patio area and a shed.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



01562 820880

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
Email: kidderminsterletting@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.