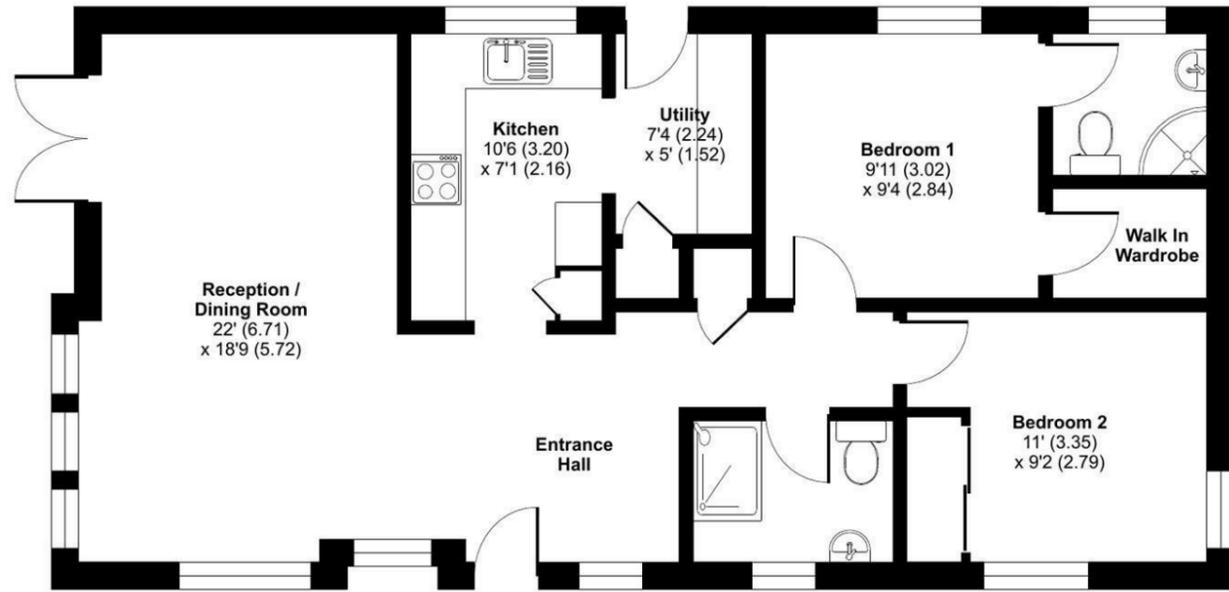


FOR SALE

13 Meadow View, Doddington Heights Park, Kidderminster, DY14 0NE



Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1382955



FOR SALE

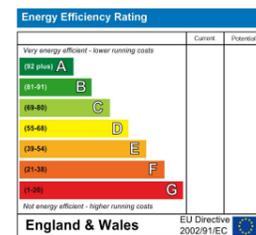
Offers in the region of £195,000

13 Meadow View, Doddington Heights Park, Kidderminster, DY14 0NE

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,

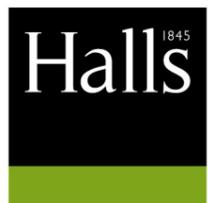
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

This is a wonderful opportunity to acquire a modern, park home in an idyllic and peaceful setting.



01562 820880

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



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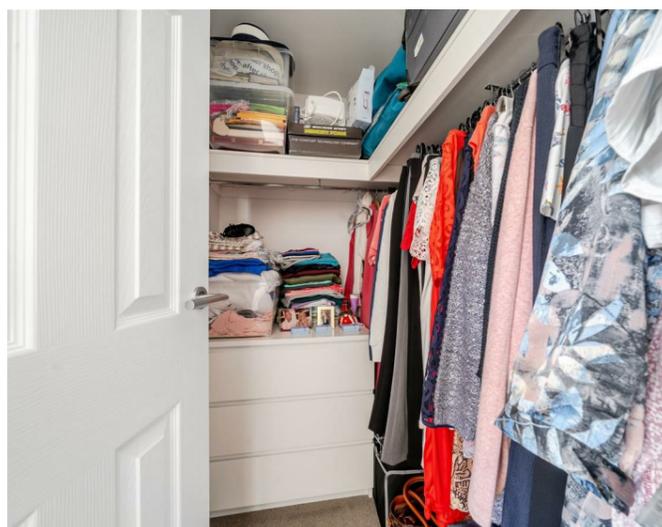
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented 2018 park home in a peaceful rural setting
- Striking L-shaped open-plan lounge/diner with French doors to the garden
- Modern kitchen with sleek gloss units and integrated appliances plus utility room
- Two double bedrooms including a principal suite with walk-in wardrobe and en-suite
- Low-maintenance gardens with private rear patio overlooking open countryside
- Situated near Cleobury Mortimer with excellent local amenities, walks and transport links

DESCRIPTION

Meadow View, Doddington Heights is a beautifully appointed and attractively presented park home, offering excellent living space, easily maintained gardens, and a glorious outlook across open farmland to the rear. Constructed in 2018, this superb property features a striking L-shaped open-plan lounge/diner, with French doors opening directly onto the rear gardens, perfect for enjoying the wonderful rural views. The modern kitchen is fitted with sleek gloss units and boasts an impressive range of integrated appliances. Positioned just off the kitchen is a highly useful utility room, providing additional storage and an integral washing machine. There are two double bedrooms, including a spacious principal bedroom with a walk-in wardrobe and a stylish en-suite shower room. Bedroom two also benefits from a built-in wardrobe and is well served by the second well-appointed shower room. All interested parties must be aged 50 years and over.

SITUATION

The property is attractively positioned on the outskirts of Cleobury Mortimer, a charming small market town on the Shropshire/Worcestershire border. The town offers a good range of day-to-day amenities including independent shops, cafés, a supermarket, medical practice, public houses and a highly regarded primary and secondary school.

The surrounding countryside is particularly scenic, with excellent walking, riding and cycling opportunities across the Wyre Forest, Clee Hills and local bridleways. The nearby market towns of Ludlow, Kidderminster, Bridgnorth, and Bewdley provide a wider choice of shopping, leisure and transport facilities. Road links give convenient access to Worcester, Shrewsbury, and the West Midlands.

W3W

///advantage.energetic.flock

SCHOOLING

The area is well served by a range of respected educational establishments. Cleobury Mortimer Primary School is located nearby and provides well-regarded primary provision for the local community.

For secondary education, the property lies within easy reach of Lacon Childe School, a popular and well-established secondary school with strong pastoral and academic reputation.

Independent schooling options are available slightly further afield, including Moffats School, Abberley Hall School, and a selection of independent schools in Bewdley, Worcester, and Bridgnorth.

DIRECTIONS

Depart from 137 Franche Road and head south-east to join Franche Lane/A456. At the roundabout take the A456 towards Kidderminster town centre, then continue to join the A449 south. Stay on the A449 until the junction with the A458 and take the A458 towards Ludlow/Cleobury Mortimer. After approx. 4 miles turn left onto the B4202 (or appropriate local road) heading towards Hopton Wafers. Upon reaching Hopton Wafers, turn into Earls Ditton Lane where Doddington Heights Park is located. Follow signage within the park to Meadow View and locate plot number 13.

OUTSIDE

Externally, the property offers a driveway parking area and attractive, low-maintenance gardens. To the rear, a private paved patio provides an ideal seating area from which to fully appreciate the lovely surroundings and open countryside views.

SERVICES

Ground rent charges for 2025 £207pcm including

TENURE

Park Homes are neither leasehold or freehold as under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the land owner.

Ground rent for 2025 has been £207 pcm includes water.

LOCAL AUTHORITY

Shropshire Council 0345 678 9000

COUNCIL TAX

Council Tax band A

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

Strictly by appointment through Halls, Kidderminster-01562 820800