

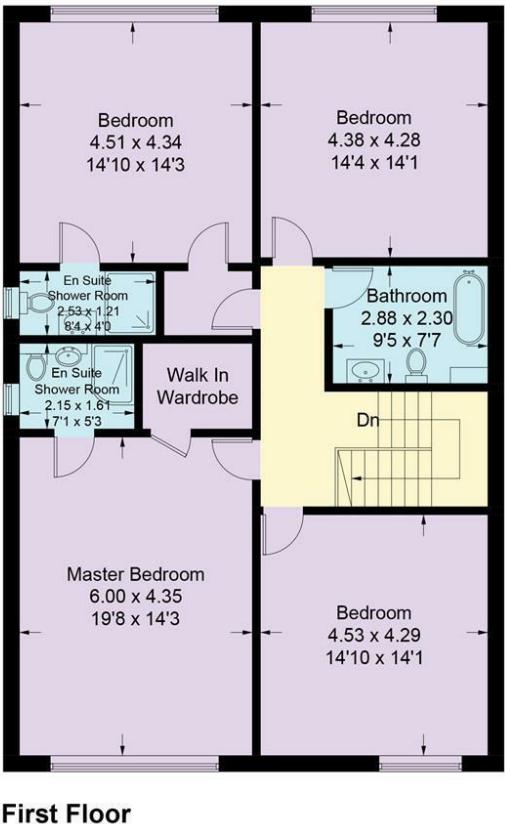
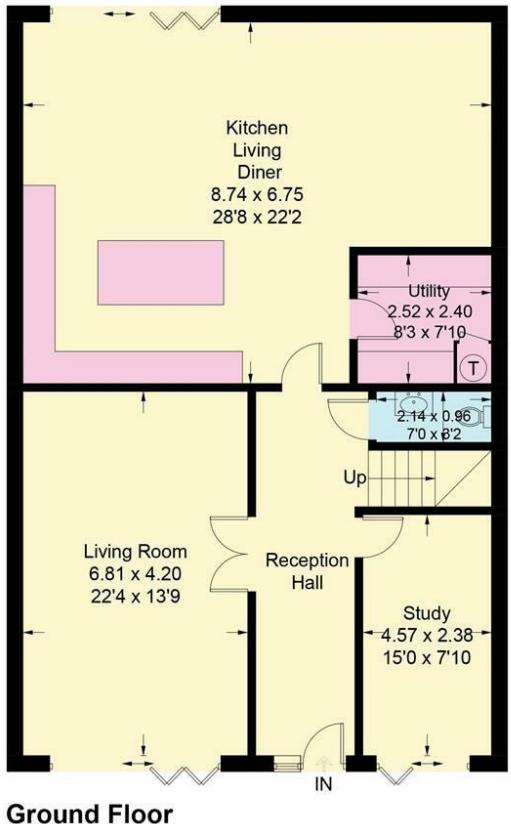
FOR SALE

Treetops Old Hall Farm Barns, Tenbury Road, Clows Top, Kidderminster, DY14 9HF

Halls¹⁸⁴⁵

Treetops, Old Hall Farm Barns

Approximate Gross Internal Area = 241.1 sq m / 2595 sq ft

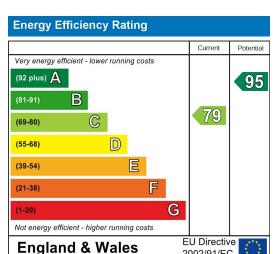


This plan is for guidance only and must not be relied upon as a statement of fact.

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



FOR SALE

Offers in the region of £575,000

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Halls¹⁸⁴⁵

01562 820880

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

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Mileage (all distances approximate)

Kidderminster 9 miles Bewdley 5 miles Cleobury Mortimer 5 miles Abberley 4 miles Worcester
16 miles Birmingham 27 miles2 Reception
Room/s

4 Bedroom/s

3 Bath/Shower
Room/s

- **NO ONWARD CHAIN**
- **A Fabulous Semi-Detached New Build Country Home**
- **Large Open Plan Living/Kitchen Diner with High Quality Fixtures & Fittings**
- **2 Further Ground Floor Reception Rooms**
- **4 Impressive Double Bedrooms**
- **Family Bathroom & 2 En-suite Shower Rooms**
- **Ground Floor Utility & Cloakroom**
- **Private Gardens & Parking**
- **In all about 2595 sq.ft**
- **What 3 Words: //small.curve.jammy**

DIRECTIONS

Proceed out of Kidderminster on the Bewdley bypass and upon reaching the roundabout with Wharton Park Golf Club on the left take the 1st exit continuing on the A456 through Callow Hill. Pass the Colliers Country Stores and Café on the left and after a short distance turn left onto the private drive as indicated by the agents For Sale board. Continue along the drive where Treetops will be found ahead.

LOCATION

Treetops is fabulously located in this convenient, rural location beautifully set within the sought after rolling countryside in the much sought-after village of Clows Top which is a small, friendly village located only a short drive from the well-established market town of Tenbury Wells, Bewdley and Ludlow. It is a peaceful place which boasts a range of amenities such as a village shop/post office, a butcher's and within proximity of local primary schools. Clows Top lies on the A456 road between Newnham Bridge and Bewdley and on the B4202 between Mawley Oak and Abberley. This would provide a fantastic home for those seeking a more rural lifestyle.

INTRODUCTION

A wonderful opportunity to purchase a special new build family home, finished to a high standard, this spacious and contemporary semi-detached property offers an abundance of space within this sought after rural location, with fantastic rural views and convenient access to local and regional towns and villages. The property benefits from particularly light and spacious accommodation over two floors, comprising four generous double bedrooms, two with walk in wardrobes/dressing areas and two beautiful En-Suite shower rooms and a family bathroom. The ground floor has a generous reception hall, accessing two ground floor reception rooms. The main living room has bi-fold doors allowing plenty of light, as does the second reception room, which would make an ideal home office or occasional bedroom. To the rear of the property is a wonderful open plan fitted living kitchen diner (28ft x 22ft max) with bi-fold doors opening to the private rear garden with a lovely outlook & views. From the kitchen can be found a useful utility room and a cloakroom off the main reception hall. Outside there are private, paved seating areas to both the front and rear with lawned areas to the side and rear as well as parking space to the front.

FULL DETAILS

The property is approached over a private tarmac driveway providing off road parking to the front with stepped and walled access to a paved front terrace leading to the main double glazed entrance door with external courtesy lighting.

RECEPTION HALL

Being light and spacious offering access to both the living room, downstairs study, cloakroom and through to the rear into the impressive fitted living kitchen diner.

LIVING ROOM

Having inset spot lights and dual light fittings, power points, TV aerial point and bi-fold doors to the front aspect.

STUDY

Having power points telephone point, inset spot lights and bi-fold doors to the front aspect.

CLOAKROOM

With a contemporary suite of low-level WC, vanity style wash hand basin and storage.

IMPRESSIVE KITCHEN LIVING DINER

Situated to the rear, with marble work surfaces and kitchen island. This stylish kitchen has an abundance of contemporary storage with a range of integrated appliances to include two eye level 'Lamona' electric ovens, 'Lamona' dishwasher, larder style refrigerator, separate larder style freezer and a 'Lamona' five ring halogen hob. There is a breakfast bar with downlighters, ceiling mounted spots, power points, TV point, plenty of dining/living space and bi-fold doors opening out to the attractive rear garden with rural views.

UTILITY ROOM

Matching the kitchen with marble work surfaces, inset stainless steel sink with single drainer, space and plumbing for automatic washing machine and tumble dryer and matching contemporary storage units.

From the reception hall a turning staircase leads to the:

GENEROUS LANDING

With a double height, pitched ceiling and access to all first-floor accommodation.

FOUR GENEROUS DOUBLE BEDROOMS

Two bedrooms are situated to the front aspect and two to the rear with two offering quality contemporary En-suite shower rooms and walk in wardrobes/dressing areas.

Each of the first floor bedrooms offers attractive rural long distance views and each with power points and TV aerial points.

FAMILY BATHROOM

Being beautifully presented with tiled floor, extensively tiled walls with white suite of vanity wash hand basin, low level close coupled WC, rolled top claw foot bath with a character mixer tap, overhead shower and glazed folding shower screen. There are inset spot lights to ceiling and stainless steel heated radiator.

OUTSIDE

The property has off road parking bays to the front with a low maintenance attractive, paved seating area with external courtesy lighting to all sides and is boarded via wooden panel fencing. There is a paved pathway to the side of the property with side lawn, raised beds and external power supply. This leads to the rear garden with the continuation of the attractive paved terrace and a low maintenance level lawn offering attractive long distance rural views.

POTENTIAL FOR GARAGING (STPP)

There may be an opportunity for the construction of a garage (subject to the necessary planning permissions) The developer has indicated that this could be a possibility, offering flexibility for those who may wish to create further storage space. Interested parties are advised to make their own enquiries regarding planning requirements and any potential restrictions.

SERVICES

Mains water, electricity and Air Source Heat Pump central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

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.