



SAMUEL WOOD

23 Vaughan Road, Cleobury Mortimer, Worcestershire, DY14 8DB

Offers Based On £325,000







# 23 Vaughan Road

Cleobury Mortimer, Worcestershire, DY14 8DB



- Three bedroom detached bungalow
- Plot 0.2 of an acre
- Easy walking into Cleobury Mortimer
- LPG gas fired heating and UPVC double glazing
- Corner position with large garden
- Driveway parking for six cars
- Well presented accommodation

Enjoying a corner plot extending to 0.2 of an acre sits this well presented and spacious detached bungalow benefiting from LPG gas fired heating and UPVC double glazing to accommodation of entrance porch, entrance hall, living room with wood burner, kitchen, garden room, three good sized bedrooms, ensuite shower room, house bathroom, and utility room. The property enjoys driveway parking for half a dozen cars and well maintained gardens to include shed and home office.

The property enjoys a cul-de-sac location within easy reach of Cleobury Mortimers' High Street that offers a good range of shopping opportunities

The property is approached into a spacious entrance porch and entrance hallway with two good size storage cupboards, living room having a feature fireplace with woodburning stove and double doors with matching side windows out onto a decked seating area at the rear of the property. Kitchen has a fitted cooker with electric hob, extractor positioned above and a stainless steel sink unit, door opening into large rear garden room having a solid roof with two roof windows and windows overlooking the corner gardens. Bedroom one has a bay window to front elevation, fitted wardrobe and an ensuite shower room having a modern suite and window to rear side. Bedroom two has fitted wardrobe, bedroom three has window to side and a modern bathroom suite in white and door into the linen cupboard.

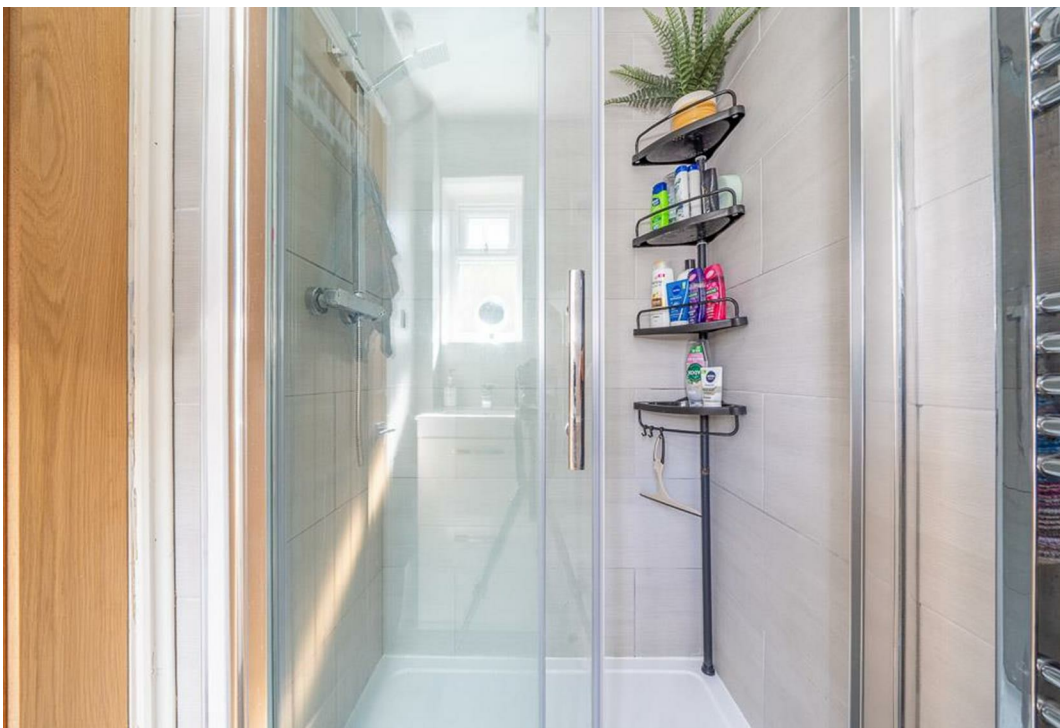
The property sits on a generous corner plot extending to 0.2 of an acre and has extensive tarmac driveway with a gravel overspill parking area providing parking for six cars. The remainder of the front garden is gravelled for low maintenance with some mature trees and a garden shed.

The rear garden is fully enclosed and has a lovely decked seating area off the living room. There is then a lawn, gravel sections and a covered seating area sitting at the side of the bungalow, a garden shed and home office which has power and Internet connection. A selection of enclosures which the current owners use to house poultry.

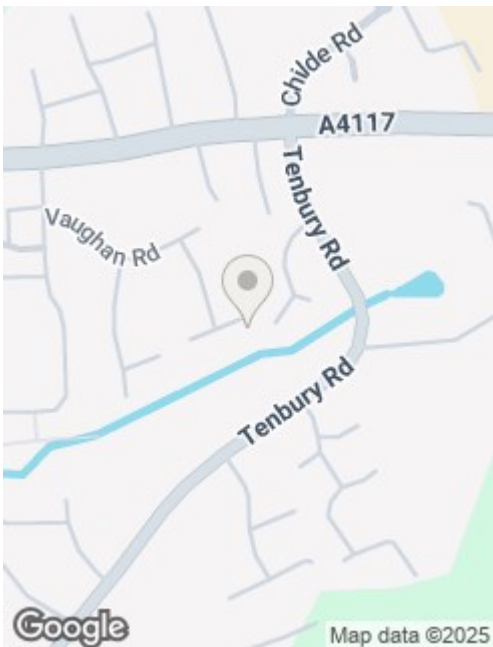
Externally housed but adjoining the property is a useful utility where the boiler is housed











## Directions

As you approach Cleobury Mortimer from the Ludlow direction go through the traffic lights turning first right and then immediately left into Vaughan Road stay on this road bending round to the right and the property will be found right at the bottom of the cul-de-sac on the left-hand side in the corner

**Services:** We understand that the property has LPG Gas fired heating, wood burning stove, mains electricity, water and drainage. Windows are upvc double glazed. Electric car charging point

**Broadband Speed:** Between 18 & 1000 Mbps

**Flood Risk:** Very Low.

**Tenure:** We understand the tenure is Freehold.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

**Council Tax Band:** D

**Mortgage Services:** We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

**Referral Services:** Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

**Viewings:** Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764













Floor Plan  
Floor area 90.2 sq.m. (971 sq.ft.)

Total floor area: 90.2 sq.m. (971 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)