



19 Salford Close, Clifton upon Teme, Worcestershire

**G HERBERT
BANKS**

EST. 1898

19 Salford Close
Clifton upon Teme
Worcestershire
WR6 6EJ

An impressive contemporary family house.

Situated in the small development on the edge of Clifton. Lovely views.

- Reception hall, substantial dining room, large lounge, dining kitchen, utility room, cloakroom, plant room.
- Four bedrooms, two en-suite shower rooms, Jack and Jill bathroom.
- Detached garage. In all about 2416 sq ft.
- Good sized landscaped gardens.

Situation

19 Salford Close is situated off the main Close with just two immediate neighbours. From its setting on the edge of the village, it commands truly glorious views to the North and West over adjoining farmland and the valley and Clee Hill in the distance.

Clifton upon Teme has a very charming historic main village street with a delightful array of cottages and houses. The village has an excellent range of amenities including a junior school and nursery, a village store, two pubs, an active village hall, playing fields and the beautiful 13/14 century St Kenelm Church. The property lies within the catchment of the highly regarded Chantry Senior School in Martley.

The nearby towns of Tenbury Wells and Bromyard provide extensive amenities, and the property is very well placed for the Cathedral Cities of Worcester and Hereford.

Clifton lies within the astonishingly pretty Teme Valley.

Description

19 Salford Close is a very attractive five year old family home with generous and well-designed accommodation.

It is approached by a reception hall leading through to a fabulous dining room (both with Karndean flooring). The dining room has twin double glazed doors to the rear.

There is a generous, well-proportioned lounge with non-functional fireplace, Karndean floor and double glazed doors to the rear.

Complimenting this excellent reception space is the large dining kitchen. This features a range of wall and floor mounted cabinets, quartz working surfaces, Karndean floor. Smeg appliances include a combination microwave/oven, separate electric oven, fridge freezer, dishwasher and Induction hob with extractor over.

Beyond the kitchen is a laundry with Smeg washer/dryer, sink unit and cupboards. There is a cloakroom off with white suite together with a separate plant room including cylinder and controls for the underfloor heating.

The first floor provides a central landing with linen cupboard. There are four double bedrooms. The larger two doubles both have en-suite shower rooms; there is a Jack and Jill bathroom.

Outside

Detached garage with power and lighting. Adjoining gravelled drive.

The house is approached by a central block paved path with lawn gardens to either side, maturing Hornbeam hedge and shrubbery/plant borders.

There is side access to the rear.

The attractive, good sized L shaped rear garden incorporates a paved terrace, wide lawn garden and further terraces.

GENERAL INFORMATION

Energy Performance

Current Rating: 85B Potential Rating: 92A
Carried out: 20th July 2020

Services

Mains electricity and water. Air Source Heat Pump for hot water and central heating and drainage.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words: ///bravery.splashes.tensions

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



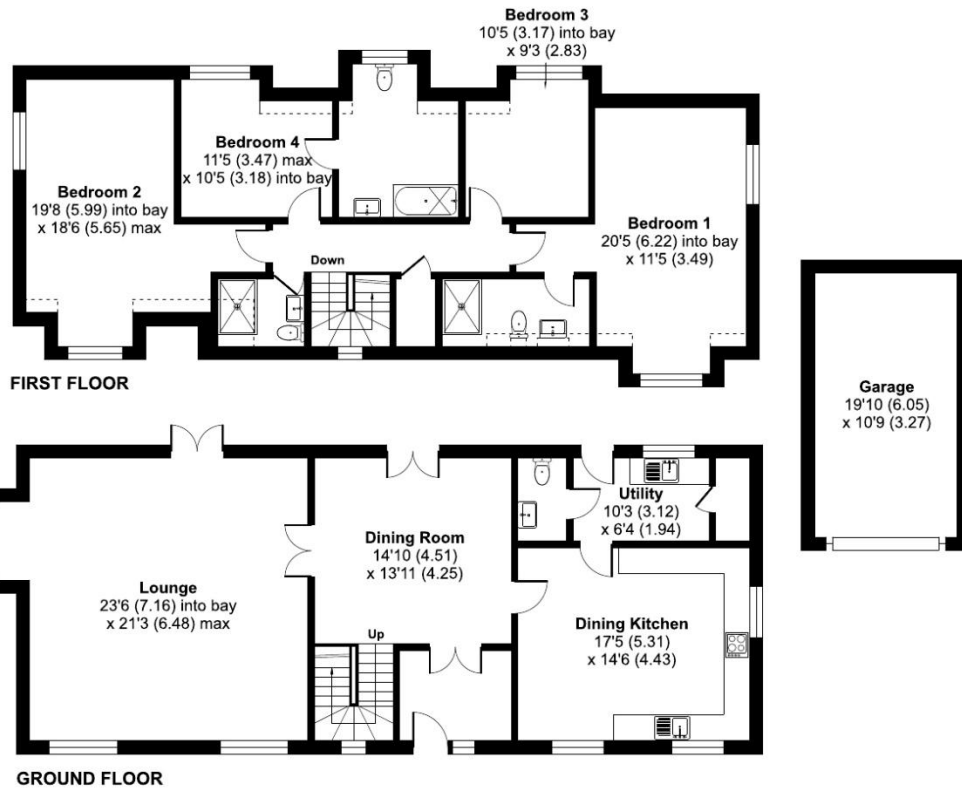
Salford Close, Clifton Upon Teme, Worcester, WR6

Approximate Area = 2157 sq ft / 200.4 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 213 sq ft / 19.8 sq m
 Total = 2416 sq ft / 224.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © iStock.com 2024. Produced for G Herbert Banks LLP. REF: 1437958

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