80 CLEOBURY MEADOWS

CLEOBURY MORTIMER | KIDDERMINSTER | | DY14 8EY







Four-bedroom townhouse offering spacious and versatile accommodation across three floors, complemented by a detached garage, enclosed rear garden and a highly desirable location.

Offers in the region of £250,000





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- **Four-bedroom townhouse**
- **Impressive principal bedroom suite with en suite shower room**
- **Modern kitchen/breakfast room**
- **Bright sitting room with French doors to the garden**
- **Low-maintenance landscaped rear garden**
- **Detached garage and allocated parking**

Halls are delighted with instructions to offer Cleobury Meadows for sale by Private Treaty.

Occupying a sought-after position within the attractive market town of Cleobury Mortimer, this four-bedroom townhouse offers generously proportioned accommodation extending to approximately 1,189 sq ft, thoughtfully arranged over three floors.

SITUATION

Cleobury Mortimer is a thriving market town offering an excellent range of everyday amenities including independent shops, cafés, supermarkets, medical facilities and leisure amenities.

The town enjoys excellent road links to Kidderminster, Ludlow and Bewdley whilst being surrounded by the beautiful South Shropshire countryside, making it an ideal location for those seeking both convenience and a rural lifestyle.

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DIRECTIONS

From the agent's office on the Franche Road, head North, at the roundabout, take the 1st exit. Continue onto Habberley Ln/B4190. At the roundabout, take the 2nd exit onto A456. At the roundabout, take the 2nd exit and stay on A456. At the roundabout, take the 2nd exit onto Long Bank/A456. Continue to follow A456. Turn right onto Cleobury Rd/A4117. Continue to follow A4117. Continue on Catherton Rd. Turn right onto Cleobury Meadows where the property will be on your right.

SCHOOLING

The property is well placed for a good range of schooling options. Primary education can be found locally at Cleobury Mortimer Primary School, Bayton Church of England Primary School,
Far Forest Lea Memorial CofE Primary School, Farlow CofE Primary School together with further options within Wyre Forest area and Bewdley . Secondary education is available at The Lacon Childe School.

PROPERTY

The welcoming entrance hall leads through to the well-appointed kitchen/breakfast room, which is fitted with a comprehensive range of wall and base units complemented by generous worktop space.

The bright and spacious sitting/reception room, enjoys an abundance of natural light from French doors opening directly onto the rear garden.

There is ample room for informal dining, whilst a useful cloakroom completes the ground floor accommodation.

The property provides flexible living space perfectly suited to modern family life.





To the first floor are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or those working from home.

These rooms are served by a modern family bathroom fitted with a contemporary white suite.

Occupying the entire second floor is the impressive principal bedroom suite.

This spacious retreat benefits from fitted storage together with a stylish en suite shower room, creating an ideal private sanctuary away from the main family accommodation.

OUTSIDE

To the front, the property enjoys an attractive approach with established planting and pathway leading to the entrance door.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring an attractive paved seating terrace providing the perfect space for outdoor dining, entertaining or relaxing during the warmer months. Raised planted borders add colour and interest throughout the year.

The property further benefits from a detached garage together with allocated parking, providing excellent practicality for modern family living.

SERVICES

We understand that the property benefits from mains water, electricity, LPG gas, and mains drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

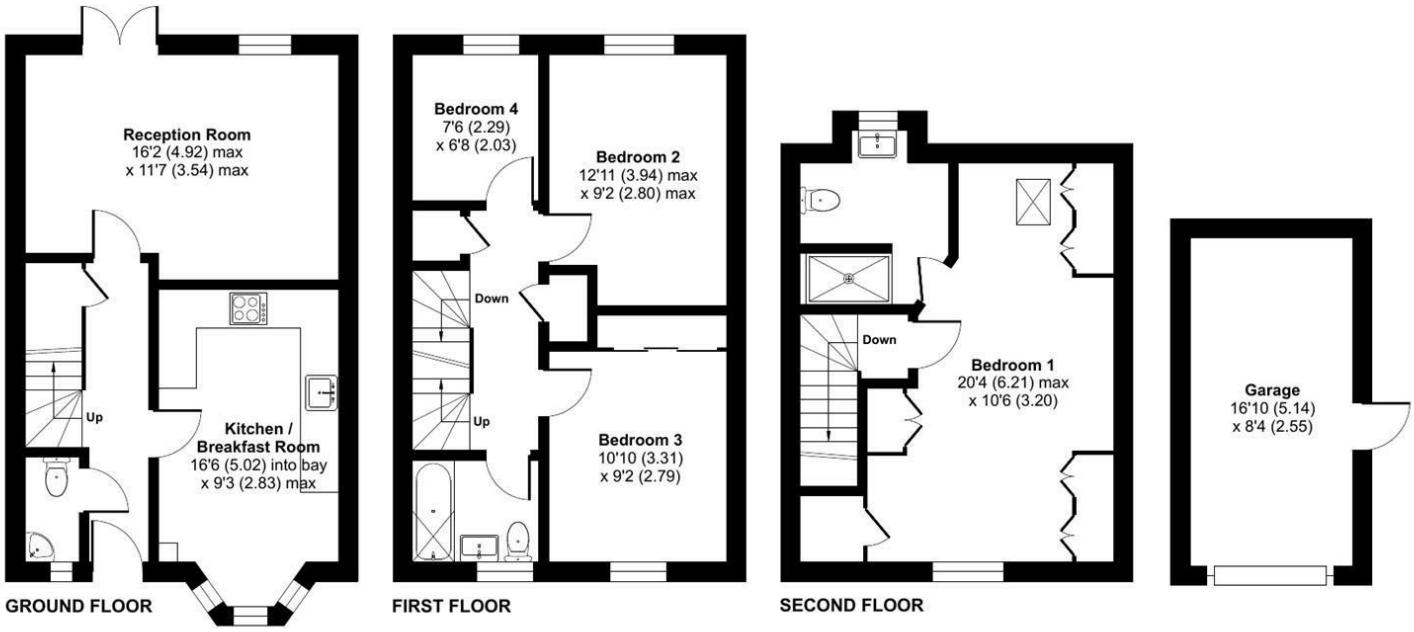
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £36 (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.

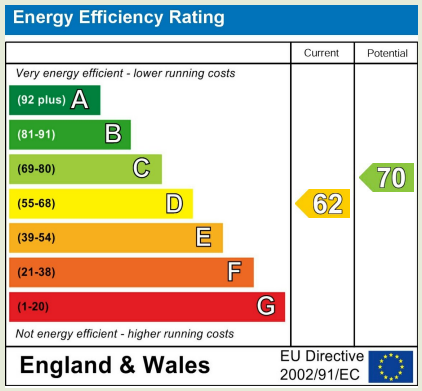
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1189 sq ft / 110.5 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 1330 sq ft / 123.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1485048



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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KIDDERMINSTER SALES

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