NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

10 HARTMANN CLOSE

CLEOBURY MORTIMER, KIDDERMINSTER, WORCESTERSHIRE, DY14 8DE

GUIDE PRICE
£170,000

A SEMI-DETACHED BUNGALOW WITH A GARDEN AND DRIVEWAY PARKING CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM WITH OPEN FIRE
- TWO BEDROOMS
- BATHROOM
- SOUTH FACING REAR GARDEN
- TWO DRIVEWAY PARKING SPACES

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APPROXIMATE DISTANCES (MILES)
Cleobury Mortimer – 0.2, Tenbury Wells – 8, Bewdley – 8.5, Ludlow – 11, Kidderminster - 12, Worcester - 21, M5 Junction 6 – 22, Birmingham – 30.

DIRECTIONS
From High Street, Cleobury Mortimer head west on the A4117 in the direction of Ludlow before turning left onto Vaughan Road, then taking the first left to stay on Vaughan Road, and then taking the first right onto Hartmann Close and the property will be found straight ahead as indicated by a Nick Champion 'For Sale' board.

SITUATION
10 Hartmann Close is situated in a cul-de-sac in a popular residential development within walking distance of all the town's shops and services. The market towns of Tenbury Wells and historic Ludlow, and Kidderminster are all within easy reach by car, and provide a wider range of shops and services, with a regular bus service running to Ludlow and Kidderminster. The property is within the Cleobury Mortimer Primary School and Lacon Childe School catchment areas.

10 Hartmann Close is a semi-detached bungalow constructed circa 1995 of brick faced elevations under a tiled roof. The property benefits from double glazing, oil fired central heating, two driveway parking spaces and a south facing rear garden. The property would benefit from some upgrading, is offered with no upward chain and would suit a wide variety of applicants including first time buyers, buy to let investors and those wanting to be within walking distance of amenities.

ACCOMMODATION
A partially glazed door opens into the entrance porch which in turn leads through to the living room which has an open fire in a brick surround with a quarry tiled hearth. The inner hall has an airing cupboard with an immersion tank and shelving, and a cloaks/store cupboard. The kitchen/breakfast room has a range of white fitted units incorporating a sink/drainer, an integral Hotpoint electric oven and hob with an extractor hood over, plumbing for a washing machine, space for a fridge/freezer, a Worcester Danesmoor 12/14 oil fired central heating boiler, and a partially glazed door opens onto the rear garden. There are two bedrooms, one of which has a built-in wardrobe. The bathroom has a bath with a mixer shower attachment, a pedestal basin and wc.

OUTSIDE
The brick paved driveway provides parking space for up to two cars and there is a small front lawn and a patio seating area/space for pots. A gated side path leads to the enclosed rear garden which is south facing and has a patio, lawn and a timber garden shed.

TENURE
Freehold

SERVICES
Mains water, drainage and electricity are connected.
Oil fired central heating.

LOCAL AUTHORITY
Shropshire Council – Tel: 0345 678 9000
Council Tax Band C

FIXTURES & FITTINGS
Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating D – Full details available on request or by following the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/7539-0422-9000-0047-1206

ANTI-MONEY LAUNDERING
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, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 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 HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555
View all of our properties at:
www.nickchampion.co.uk

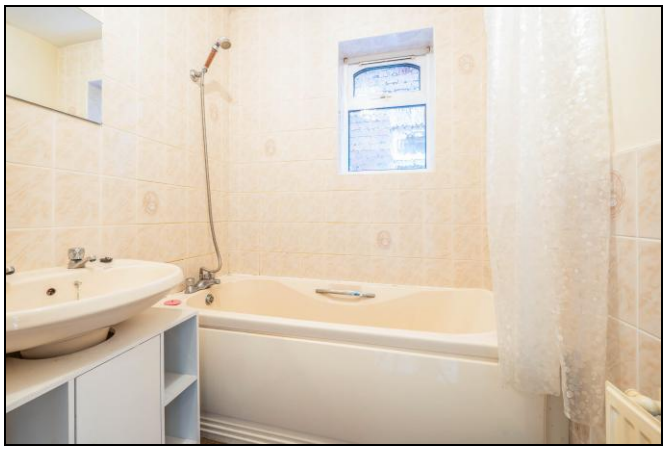
Photographs taken on 25th August 2026
Particulars prepared September 2026
Particulars updated: 10.09.26 and 13.10.26

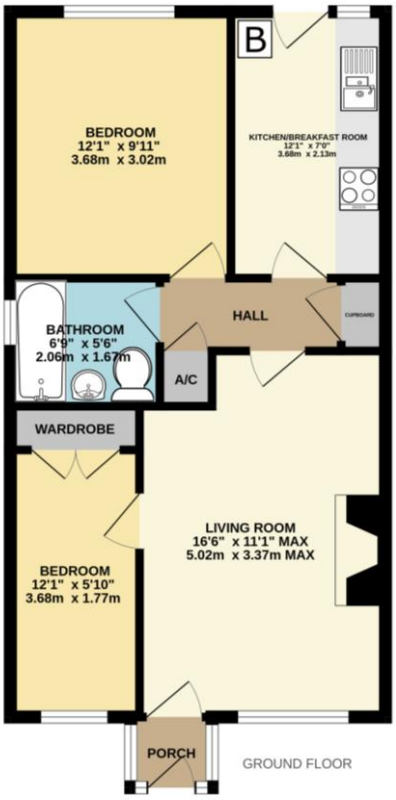
what3words: ///defender.giraffes.talent

Flood Risk (Checked on 03.09.26 on https://check-long-term-flood-risk.service.gov.uk/postcode)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 03.09.26)
EE, O2, Vodafone and Three: Good outdoor and in-home

Broadband Availability (Checked on Ofcom: 03.09.26)
Standard: 19 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – 1,800 Mbps (highest download) / 220 Mbps (highest upload)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.