



32 Housman Way

Cleobury Mortimer, DY14 8BH

Andrew Grant

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Cleobury Mortimer, DY14 8BH

3 Bedrooms 2 Bathroom 1 Reception Room

A well arranged terraced home combining three bedrooms, two bathrooms, manageable outdoor space and the convenience of a garage.

- A three bedroom terraced home offering well arranged accommodation within the established market town of Cleobury Mortimer.
- The generous living room provides a comfortable main reception area, complemented by a kitchen and dining room opening directly onto the garden.
- Three first floor bedrooms include a primary bedroom with an en suite, accompanied by a family bathroom serving the remaining accommodation.
- Designed for straightforward upkeep, the rear garden combines gravelled and paved areas within a clearly defined setting bordered by timber fencing.
- A separate garage and adjoining driveway provide useful parking and storage provision close to the home.
- Cleobury Mortimer offers the advantages of an established market town, with everyday amenities, education and transport connections available within the surrounding area.

794 sq ft (73.8 sq m)





The kitchen and dining room

Bringing cooking and mealtimes together, this rear facing space forms a practical hub for everyday routines. Cabinetry and work surfaces incorporate a sink, oven, hob and extractor, with an open area available for dining. Glazed double doors provide direct access to the garden, supporting an easy connection between the interior and outdoor space.





The living room

Providing the principal setting for relaxation, the living room extends across much of the ground floor. Its generous proportions allow distinct areas to be established within one sociable reception space, while the staircase forms part of the wider arrangement. Access to the kitchen and dining room at the rear creates a clear progression through the home.





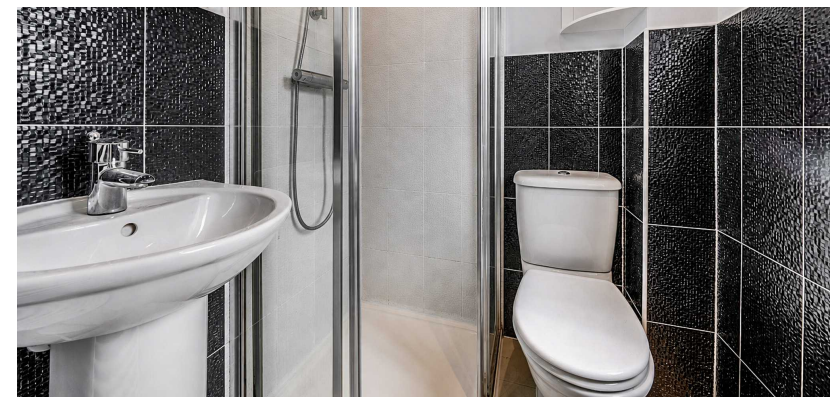
The cloakroom

Adding a useful facility to the ground floor, the cloakroom is conveniently arranged for residents and visitors. A WC and wash basin provide the essential fittings, allowing the two first floor bathrooms to remain dedicated to the bedroom accommodation.



The primary bedroom and en suite

Creating a private bedroom suite, the primary bedroom offers comfortable proportions for a double bed and additional bedroom furniture. Its adjoining en suite contains a shower enclosure, WC and wash basin, bringing the principal facilities together within a compact arrangement. This direct connection provides useful separation from the family bathroom.





The second bedroom

Offering further double accommodation, the second bedroom provides a comfortable setting for a family member or overnight guest. Its proportions allow space for a bed and complementary bedroom furniture, making it a versatile addition to the first floor.



The third bedroom

Completing the sleeping accommodation, the third bedroom is suited to use as a single bedroom, nursery or occasional guest room. It adds valuable flexibility for a growing household and could adapt as requirements change, while remaining close to the family bathroom and the two larger bedrooms.



The bathroom

Serving the second and third bedrooms, the family bathroom brings the principal facilities together in a clearly arranged space. The suite comprises a bath, WC and wash basin, providing a practical setting for everyday routines alongside the separate en suite and ground floor cloakroom.



The garden

Designed with easy maintenance in mind, the rear garden provides a practical outdoor area for seating and relaxation. Gravelled and paved surfaces define the space, while stepping stones create a simple route through the garden. Timber fencing establishes a clearly enclosed setting and glazed doors connect the area directly with the kitchen and dining room.





The parking

Providing useful parking and storage provision, the property includes a single garage with a driveway positioned to the rear of the terraced property. The garage offers space for a vehicle or household storage, while the driveway adds convenient off road parking close to the home.

Location

Cleobury Mortimer is an established market town offering a practical setting for day to day life. A range of local amenities supports everyday needs, with shops, services, places to eat and community facilities available within the wider area. Educational provision can be found locally, while surrounding road connections provide access to neighbouring towns and the broader Worcestershire and Shropshire countryside. The combination of local facilities and a well connected position makes the town suitable for households wishing to gain additional space while continuing to enjoy life within Cleobury Mortimer.

Services

The property benefits from mains electricity, water and drainage. Central heating is provided by a heat pump.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.

Agent Note

The estate is managed by FirstPort Property Services, with each property contributing a percentage towards the general maintenance of the estate. This property contributes 0.97% of the annual costs, which typically equates to approximately £120 to £160 per annum, depending on the maintenance required.



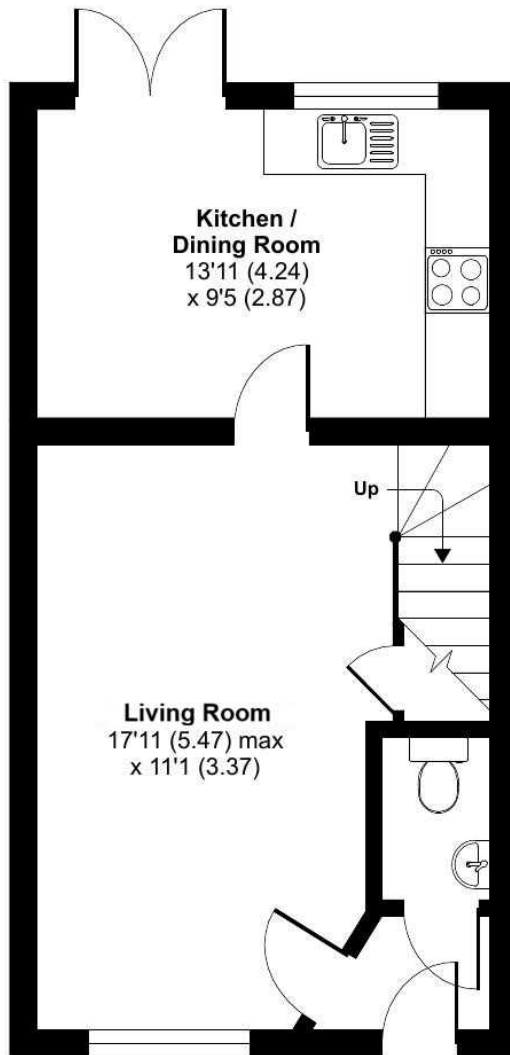
Housman Way, Kidderminster, DY14

Approximate Area = 794 sq ft / 73.8 sq m

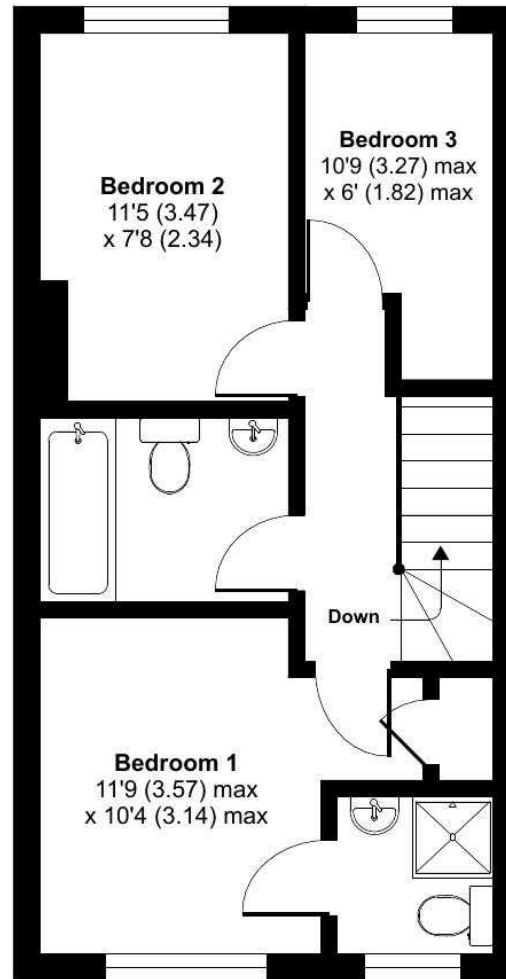
Garage = 167 sq ft / 15.5 sq m

Total = 961 sq ft / 89.3 sq m

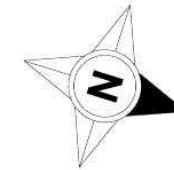
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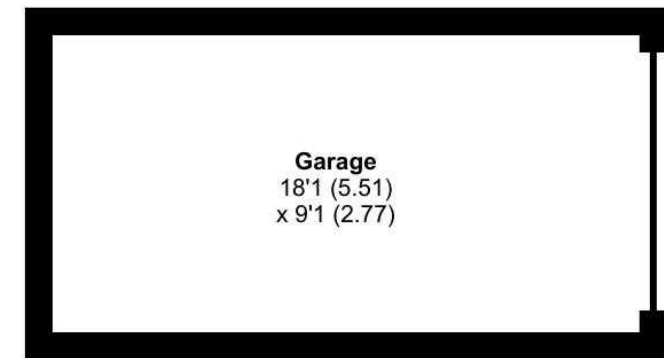
GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1512130



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