



17 Mortimer Terrace, Cleobury Mortimer, DY14 8AJ

We are delighted to offer For Sale this attractive period style mid terraced property which is situated in the picturesque village of Cleobury Mortimer and having the distinct advantage of having No Upward Chain. The accommodation is set over three floors and comprises of a lounge, dining room, kitchen with access to the cellar and a utility room to the ground floor, two bedrooms and bathroom to the first floor and two further bedrooms to the second floor. The property benefits further from oil fired central heating, double glazing and a rear garden with lawn and wooden decking. Contact the office for further information and to book a viewing.

Council Tax Band C.

EPC Band E.

Asking Price £225,000

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Entrance Door

Opens into the lounge.

Lounge

16'4" x 12'9" (5.0m x 3.9m)



Having an open plan staircase to the first floor landing, feature log burner, radiator, double glazed window to the front with wooden shutters and door to the dining room.

Lounge



Dining Room

11'9" max 9'2" min x 9'10" (3.6m max 2.8m min x 3.0m)



Having a tiled floor, radiator, double glazed window to the rear and archway to the kitchen.

Kitchen

11'9" min x 6'2" (3.6m min x 1.9m)



Fitted with a range of wall and base cabinets with wood effect doors and butchers block effect work surface over, inset "Butlers" sink with mixer tap, Rayburn, part tiled walls, tiled flooring, door giving access to the cellar and door to the utility room.

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Kitchen



Bedroom One

17'4" max 8'10" min x 12'9" max reducing to 4'11" (5.3m max 2.7m min x 3.9m max reducing to 1.5m min)



Rayburn



Having two double glazed windows to the front, wooden flooring, ornate fire grate and fitted storage.

Bedroom Two

9'10" x 9'10" (3.0m x 3.0m)



Utility

6'6" x 5'10" (2.0m x 1.8m)



Having a double glazed window to the rear and a radiator.

Having double glazed windows to the side and rear, tiled flooring and double glazed door to the rear garden.

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Bathroom

7'6" x 6'10" (2.3m x 2.1m)



Having a white suite comprising of a panel bath, pedestal wash hand basin, W/C, separate shower cubicle with wall mounted shower, radiator, tiled walls, tiled flooring, double glazed windows to the side and rear.

Bedroom Three

16'4" x 9'10" (5.0m x 3.0m)



Having a double glazed window to the side, radiator and two double glazed velux roof windows.

Bedroom Four

10'2" x 9'6" (limited head height) (3.1m x 2.9m (limited head height))



Having a double glazed window to the rear and a radiator.

Rear Garden

Having a covered patio area with steps up to a lawn area with wooden decking, rear access gate and an oil tank for the heating.

Rear Garden

Rear Elevation

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Council Tax

Shropshire Council Band C.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY

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MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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