



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

2 REDFERN COTTAGES

CLEOBURY MORTIMER, KIDDERMINSTER,
WORCESTERSHIRE, DY14 8AX

GUIDE PRICE

£135,000



**A MID-TERRACED HOUSE WITH AN OUTDOOR SEATING AREA AND ALLOCATED PARKING SPACE
CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

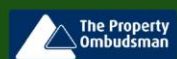
- OPEN PLAN KITCHEN/LIVING ROOM
- SPACIOUS DOUBLE BEDROOM
- OUTDOOR SEATING AREA
- GROUND FLOOR CLOAKROOM
- BATHROOM
- ALLOCATED PARKING SPACE

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APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 0.3, Bewdley – 8, Tenbury Wells – 8.5, Ludlow – 12, Kidderminster – 12, Worcester – 21, M5 Junction 6 – 22, Birmingham – 30.

DIRECTIONS

From the Co-Op Garage in Cleobury Mortimer head east on the A4117 in the direction of Kidderminster and after 0.4 mile turn right onto Simon Evans Close and take the first right into the Redfern car park and No. 2 is the central property as indicated by a Nick Champion 'For Sale' board.

SITUATION

2 Redfern Cottages is situated in a popular residential area within walking distance of all the town's shops and services. The market towns of Tenbury Wells and historic Ludlow, and Bewdley 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.

2 Redfern Cottages is a mid-terraced house constructed of stone faced elevations under a clay tiled roof. The property is situated in the grounds of the former Redfern Hotel and was previously part of an en-suite accommodation block which was converted circa 2010 into three maisonettes at the time the Hotel was converted into five apartments. The property benefits from an open plan kitchen/living room and a very spacious double bedroom, UPVC framed double glazing, electric heating, an allocated parking space and a small outdoor seating area. The property 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

An open porch with a partially glazed door opens into the entrance hall. The open plan kitchen/living room has a wood effect vinyl floor, a sitting/dining area with a bay window and an understairs store cupboard, and a kitchen area with cream fitted units incorporating a stainless steel sink/drainage, an integral Whirlpool oven and hob with an extractor hood over, plumbing for a washing machine and space for a fridge/freezer. There is a ground floor cloakroom with a hand basin and wc.

Stairs from the entrance hall rise up to the first floor landing/study area. There is a very spacious double bedroom and a bathroom with a bath with a mixer shower over, a pedestal basin, wc and heated towel rail.

OUTSIDE

To the front of the property is one allocated car parking space. A shared gravel path from the parking area leads to a shared open porch, and there is a small gravel seating area and a flower bed.

TENURE

Freehold

SERVICES

Mains water, drainage and electricity are connected. Electric heating.

LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000
Council Tax Band A

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/0340-2101-9550-2205-0085>

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 3rd September 2026
Particulars prepared September 2026

what3words: ///fleet.tanked.waggled

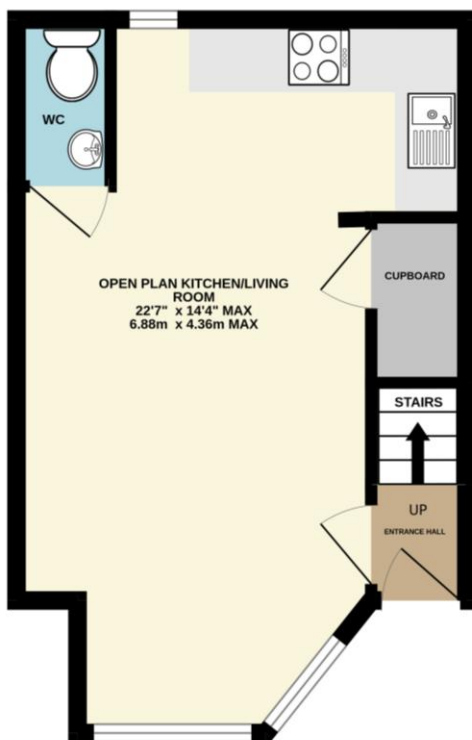
Flood Risk (Checked on 08.09.26 on
<https://check-long-term-flood-risk.service.gov.uk/postcode>)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 08.09.26)
EE, O2, Vodafone and Three: Good outdoor, variable in-home.

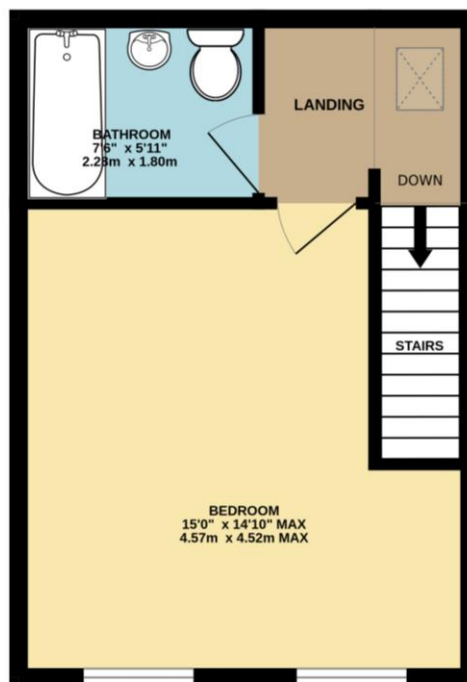
Broadband Availability (Checked on Ofcom: 08.09.26)
Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available







GROUND FLOOR



FIRST FLOOR

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 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.