

**TO LET****£800 PCM**

25 Cleobury Meadows, , DY14 8EY

A beautifully positioned two bedroom end terrace with views over the surrounding land. The property boasts two allocated parking spaces next to the enclosed rear garden, modern kitchen/diner and a bathroom with additional downstairs cloakroom and reception room with patio doors to the garden.

A viewing is highly recommended for this secluded property located just outside the village of Cleobury Mortimer. No smokers, a pet may be considered on a case by case basis.

EPC D, Council tax B





1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Entrance Hall

Having uPVC door to the front, tiled floor, ceiling light point, central heating controller and radiator.

Downstairs W/C

Having tiled floor, push-button W/C. opaque double glazed window, hand wash basin, ceiling light point and radiator

Kitchen 8'10" min 12'7" max x 10'8" min 13'1" max (2.71 min 3.84 max x 3.27 min 4.01 max)

Having tiled floor, a range of wall and base units with worksurfaces and sink and drainer unit. There is a gas hob and electric oven, double glazed window to the front, radiator, part tiled walls and heat alarm.

Living Room 12'8" x 12'4" max (3.87 x 3.76 max)

Having laminate flooring, double glazed patio doors to the rear garden, radiator, electric fireplace, ceiling light point and stairs rising to the first floor.

Landing

Having carpet, ceiling light point, loft access and smoke alarm.

Bedroom One 8'5" x 12'7" (2.58 x 3.86)

Having radiator, ceiling light point, carpet and double glazed window to the rear.

Bathroom

Having carpet, radiator, ceiling light point, double glazed window to the side and storage cupboard over the stairs. There is also a panel bath with shower, hand wash basin and W/C.

Bedroom Two 7'11" x 12'7" (2.43 x 3.86)

Having radiator, double glazed window to the front, carpet and ceiling light point.

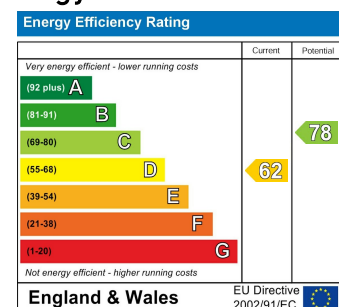
Outside

Having two allocated parking spaces and an enclosed rear garden with side gate access.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



01562 820880

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
Email: kidderminsterletting@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.