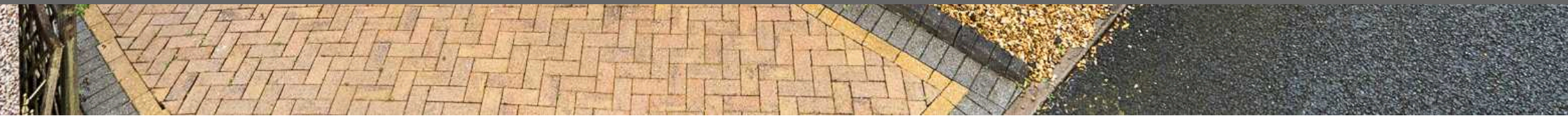


Since 1971
**Andrew
Grant**



14 Badgers Walk



I4 Badgers Walk

Pool Lane, Clows Top, DY14 9NT

A detached three bedroom park home with connected reception rooms, garden terraces and a wooded outlook, within a rural development for the over 50s.

3 Bedrooms | 2 Bathrooms | 2 Receptions | Parking for multiple vehicles

Supplied by Stately-Albion in 2005 to the original clients' specification, this park home offers single storey living with a clear separation between its reception rooms and bedrooms. A through lounge opens into the separate dining room, complemented by a breakfast kitchen with garden access. Three bedrooms include a primary bedroom with an en suite shower room and French doors to the rear, with a separate shower room complimenting the further bedrooms. Gardens surround the home, combining paved areas and raised decking with a wooded backdrop.

994 sq ft (92.3 sq m)

Pitch agreement available for 12 month occupancy

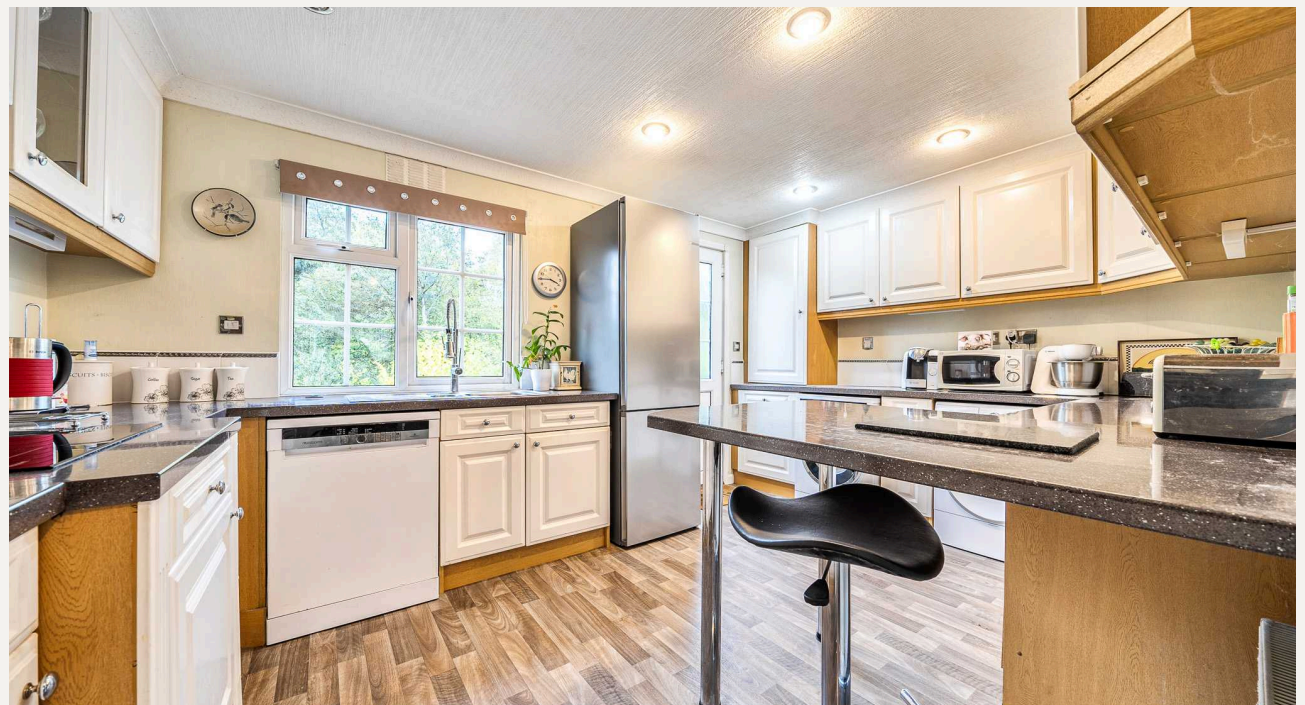
The living accommodation

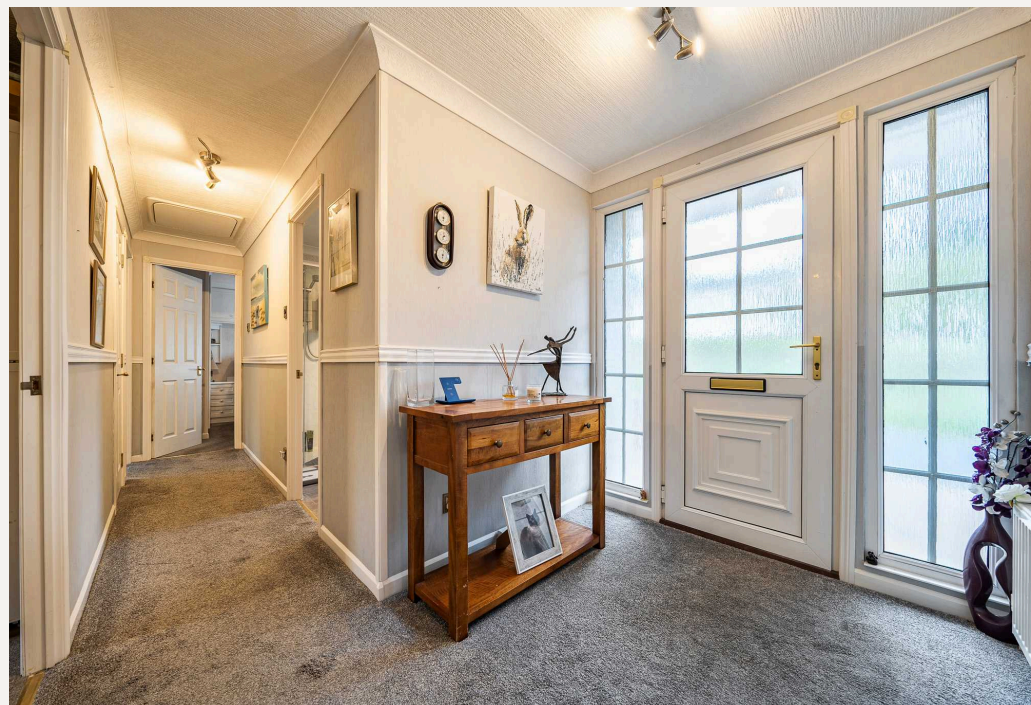
An extensive range of panelled cupboards and glazed display cabinets gives the kitchen and breakfast room ample storage, complemented by dark worktops and a breakfast bar. An eye level double oven and ceramic hob are incorporated, while a rear door opens to the garden.

Three bay windows give the through lounge a broad outlook across two aspects, with French doors opening onto the rear decking. A timber fire surround frames the electric fire, while glazed double doors connect the room to the dining room.

The separate dining room enjoys a front facing bay window and a direct connection to the lounge through glazed double doors. This arrangement allows the two reception rooms to open together or remain distinct.

A pillared canopy shelters the entrance, where an obscured glazed door and matching side panels open into the L shaped hallway. Dado rails and ceiling coving define the space, with a cloaks cupboard and access to the roof void.





The bedrooms and bathrooms

French doors give the primary bedroom its own opening to the rear garden. Mirrored fitted wardrobes and overhead cupboards provide substantial storage, while the adjoining en suite has an enclosed shower, pedestal basin and WC.

A bay window is the defining feature of the second bedroom. Fitted wardrobes extend into bedside drawers, display shelves and overhead cupboards, creating a coordinated arrangement around the central bed recess.

The third bedroom overlooks the rear garden and has a fitted wardrobe adjoining a space for a dressing table, desk or single bed.

The main shower room combines a curved corner enclosure with a broad vanity unit and inset basin. A WC, obscured window and wood effect flooring complete the room, which opens directly from the hallway.





The garden and parking

Paved paths and gravelled areas wrap around the home, with established shrubs and raised timber decking along the rear. Beyond, the garden backs onto mature trees and a wooded bank, forming a leafy backdrop.

Dwarf brick walls frame the frontage, where a block paved approach leads to the pillared entrance. A broad driveway extends beside the home, providing parking for multiple vehicles.





Location

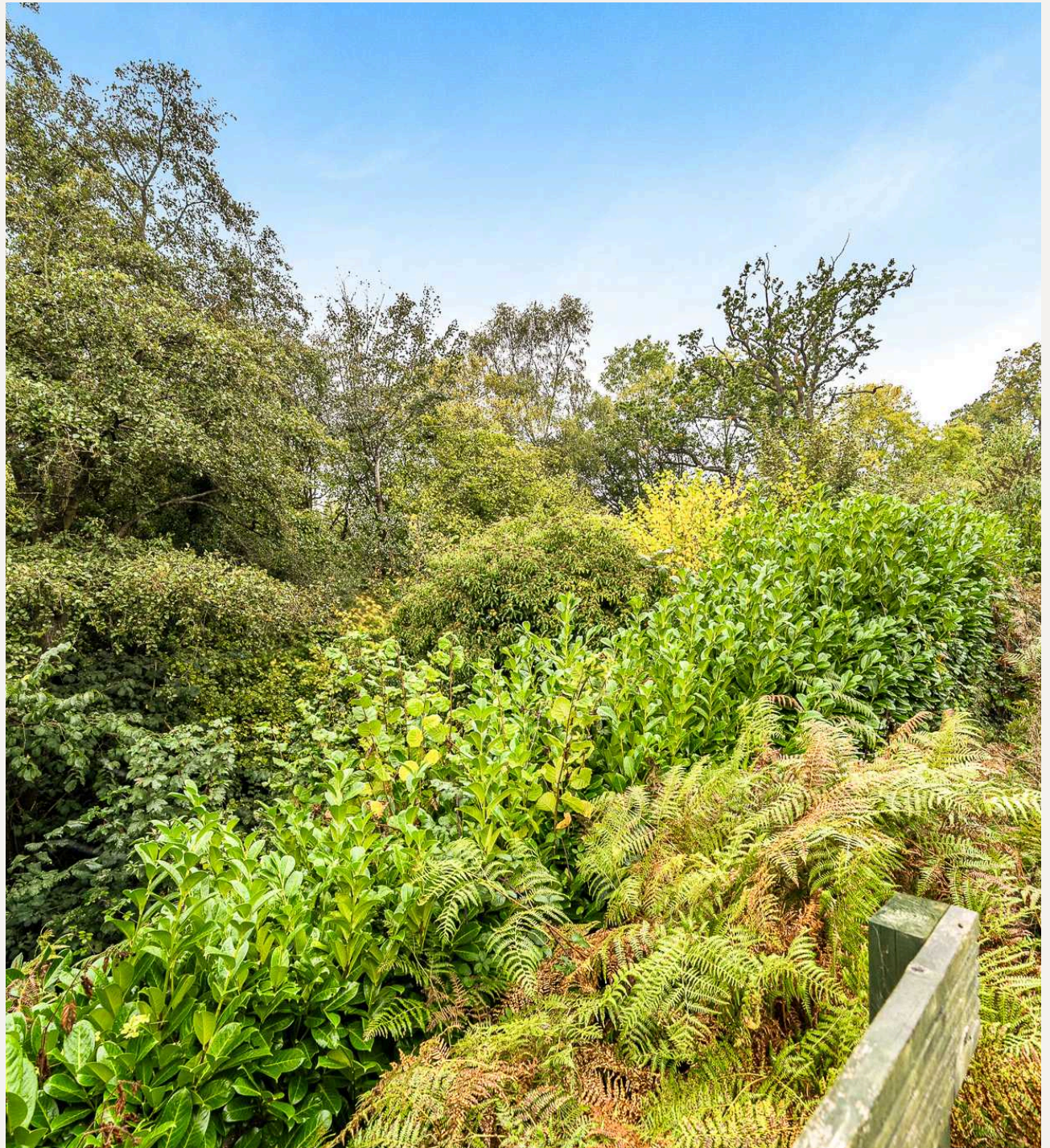
Badgers Walk lies off Pool Lane at Clows Top, within the north Worcestershire countryside. The surrounding rural setting combines wooded slopes and farmland with access to the nearby village.

Clows Top has a village shop and Post Office for everyday essentials. Cleobury Mortimer and Bewdley offer a wider choice of shops and services within the surrounding area.

The village's Victory Hall provides a local venue for community activities and events. Beyond Clows Top, the neighbouring towns broaden the choice of places to meet, shop and spend time.

The A456 connects Clows Top with Bewdley and routes towards Kidderminster, while the B4202 provides another local road link. Kidderminster station offers onward rail connections towards Birmingham.

Wyre Forest adds a substantial outdoor attraction to the area, with waymarked woodland walks and cycling trails. Its café and arboretum provide further reasons to explore this varied forest landscape.



Services

The property benefits from mains electricity and water, LPG central heating supplied by an individual tank and a Worcester Bosch combination boiler, and drainage to a septic tank. Double glazing is installed throughout.

Broadband Speed

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

Mobile Coverage

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

Flood Risk

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 A

Agent Note

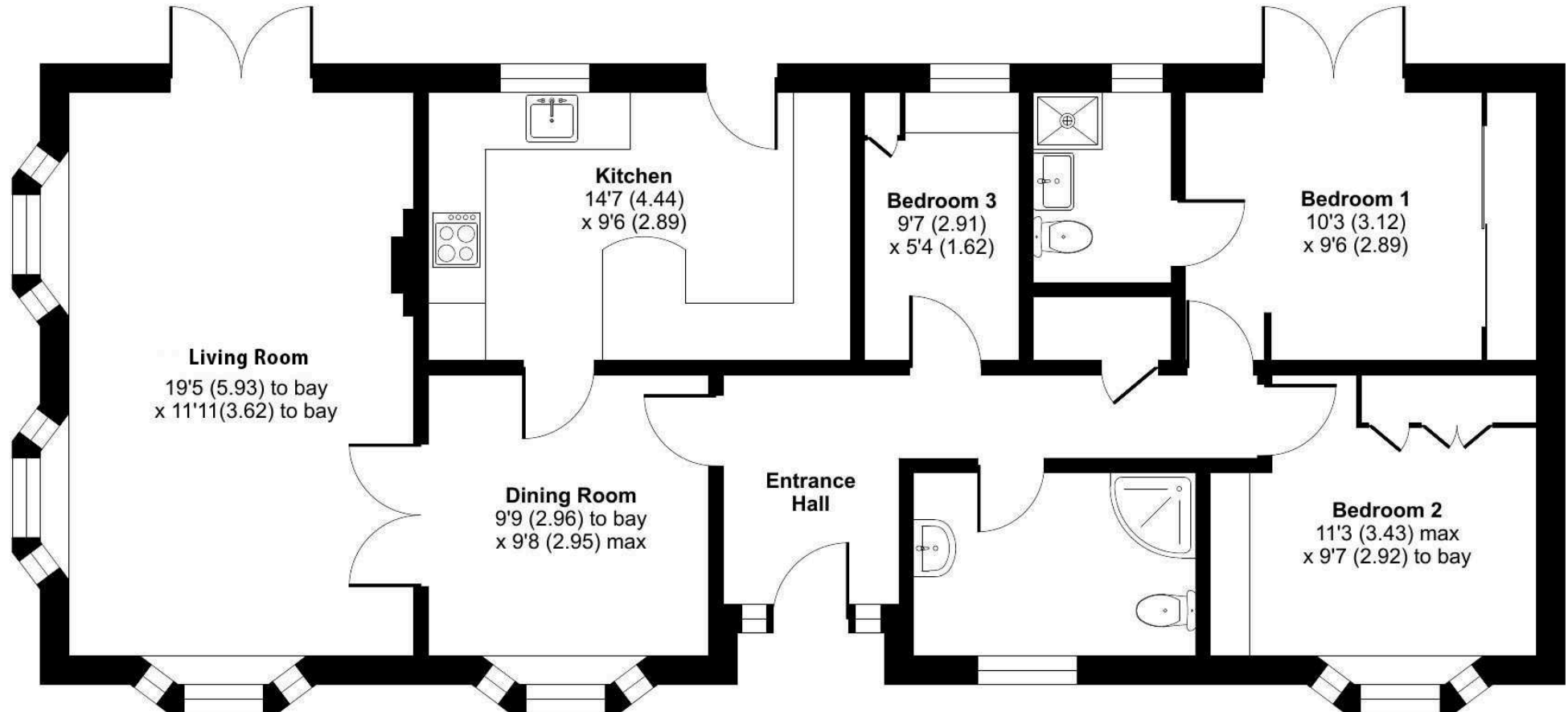
Park home held under a pitch agreement and available for 12 month occupancy. The ground rent/licence fee is £183.96 per month, including water and drainage.



Badgers Walk, Pool Lane, Clows Top, Kidderminster, DY14

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1536233



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andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com