



3 Pinkham

Cleobury Mortimer, DY14 8QE

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Charming terraced home with character features, stylish interiors and a generous landscaped garden close to the town centre

- Exceptionally well presented and characterful terraced home within walking distance of Cleobury Mortimer town centre
- Cosy living room featuring exposed beams and a brick fireplace leading to the kitchen and dining room
- Generous landscaped rear garden with lawn, flower borders, patio area and garden shed
- On street parking available, with steps up to a pretty cottage style front garden
- Situated between the Clee Hills and Wyre Forest with amenities, shops and schooling close by

3 Pinkham is a charming terraced home close to the amenities of Cleobury Mortimer. A porch opens into a delightful living room with an exposed beam and feature brick fireplace. Beyond lies a spacious kitchen and dining room fitted with cream units, wooden work surfaces and an electric Aga. Upstairs are three bedrooms and a well appointed bathroom. Electric heating, double glazing and a beautifully landscaped rear garden complete the accommodation, with on street parking available.

861 sq ft (80 sq m)





The kitchen and dining room

Ideal for entertaining and everyday life, the spacious kitchen and dining room forms the heart of the home. Exposed ceiling beams and terracotta tiled flooring complement cream base and wall units with wooden worktops, a ceramic sink and an electric Aga. There is ample space for dining and French doors lead to steps up to the garden, with a pantry and under stairs cupboard for extra storage.



The living room

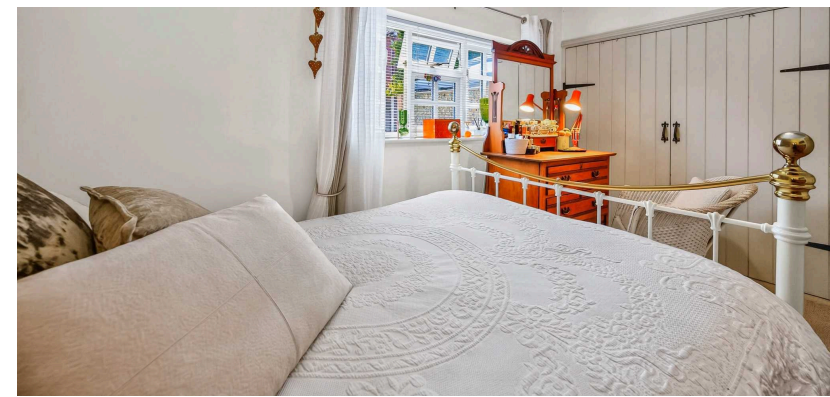
A characterful living room welcomes you from the porch, providing a cosy space for relaxation and gatherings. A timber ceiling beam and a striking brick fireplace with wooden mantel add charm and warmth. Twin bay windows flank the central door to the porch, while stairs rise to the first floor and a doorway connects to the kitchen and dining room.





The primary bedroom

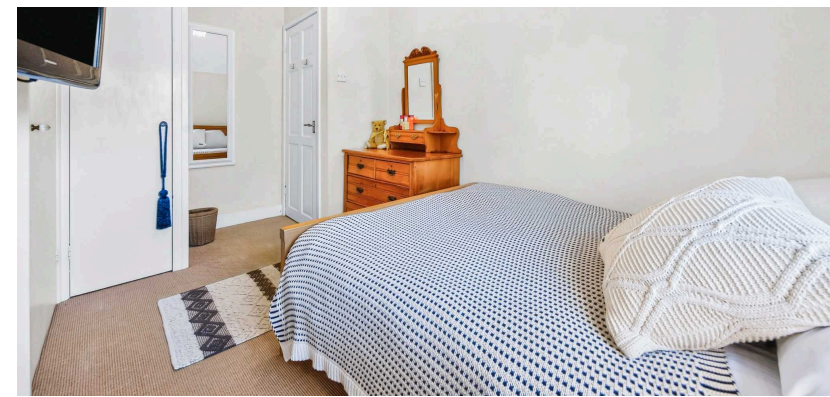
The generously proportioned main bedroom offers a restful retreat. It features fitted wardrobes spanning one wall and a large window overlooking the rear garden. A neutral carpet runs underfoot and there is plenty of room for a double bed and additional furniture.





The second bedroom

The second bedroom provides comfortable double accommodation. A sizeable window overlooks the front of the home and built in cupboards provide storage. The room's shape allows space for a bed and dressing area with neutral carpeting throughout.





The third bedroom

The third bedroom is a versatile single room that could serve as a study. A pitched ceiling adds character and a window frames views over the frontage. There is space for a daybed and chest of drawers, making it ideal for guests or home working.



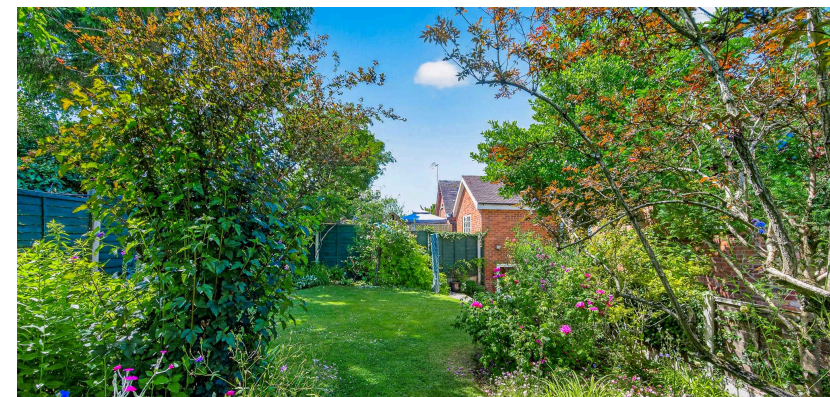
The bathroom

The well appointed bathroom serves all three bedrooms on the first floor. It comprises a white suite with panelled bath and wall mounted shower, pedestal basin and WC.



The garden

The large rear garden is beautifully landscaped and provides a serene outdoor escape. A lawn is bordered by mature trees, shrubs and richly planted beds filled with flowering perennials and established shrubs, providing colour and interest throughout the growing seasons. A sheltered patio area offers space for outdoor dining, steps lead down to the kitchen doors and a garden shed sits to one side, all enclosed by panelled fencing.



Location

Tucked away on a peaceful country lane just a short stroll from the heart of the town, Cleobury Mortimer enjoys an enviable setting between Titterstone Clee, Brown Clee Hill and the Wyre Forest. Surrounded by the rolling countryside of the Teme Valley, there are wonderful walks quite literally on the doorstep, offering endless opportunities to explore this beautiful landscape. Despite its tranquil location, the town provides an excellent range of amenities including independent shops, a post office, public houses, restaurants, a medical centre, schooling and a petrol station. Further services and facilities can be found in nearby Worcester and Kidderminster, with good road connections providing access to the wider region.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 66 Mbps and upload speeds up to 13 Mbps (source: Ofcom checker).

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

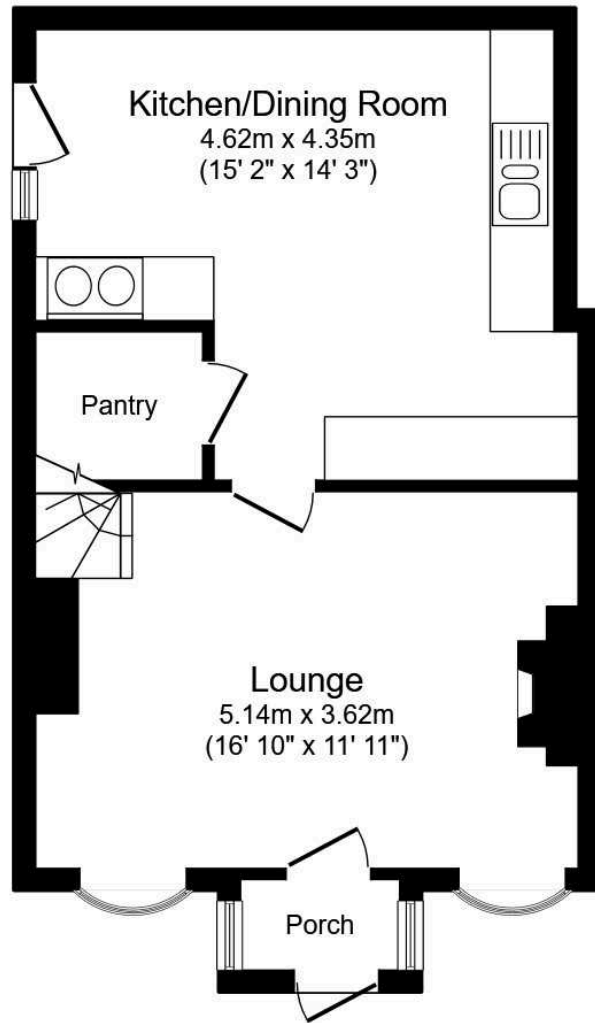
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

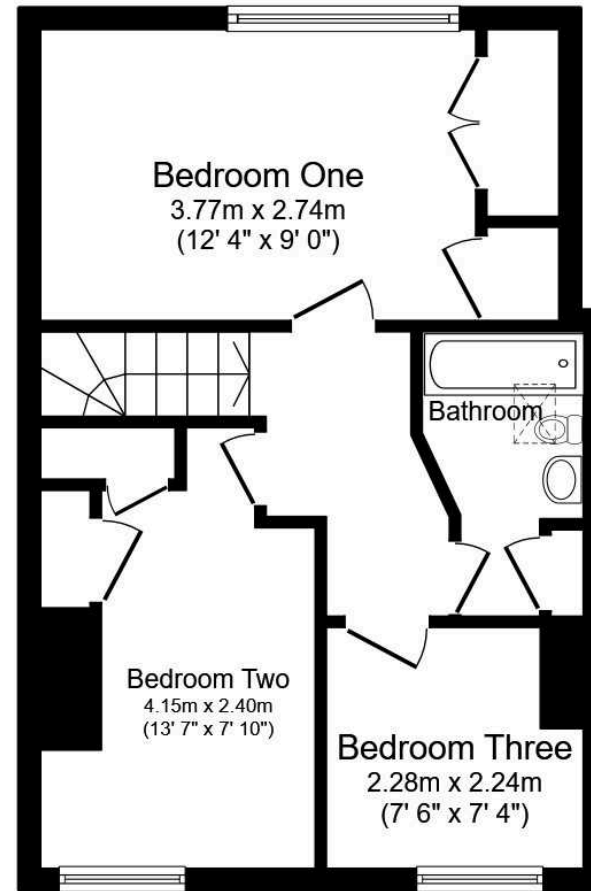
The Council Tax for this property is Band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 80.0 sq.m. (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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