



SAMUEL WOOD

The Laurels The Hurst, Cleobury Mortimer, Worcestershire, DY14 8EG

Offers Over £350,000



# The Laurels The Hurst

Cleobury Mortimer, Worcestershire, DY14 8EG



- 3/4 bedroom detached home
- LPG gas fired heating and double glazing
- Rooms of spacious proportions
- Driveway parking
- Short walk into Cleobury Mortimer's High Street
- Modern kitchen and bathroom
- Mature but low maintenance garden
- No onward chain

This 3/4 bedroom detached home sits within a short stroll of Cleobury Mortimer High Street and the facilities this large village enjoys. Accommodation benefiting from LPG gas fired heating and double glazing is extremely spacious and has some attractive features to its accommodation of entrance hall, living room, dining/family room, kitchen/breakfast room, inner hallway serving two double bedrooms and spacious bathroom. On the first floor are two further interconnecting double bedrooms. Outside the property enjoys low maintenance garden that sits on four sides of the property and driveway parking. No onward chain. EPC rating D

This charming property is located in the heart of Cleobury Mortimer, which has a good range of shopping recreational and educational facilities and a good community vibe.

As you approach the home, you are greeted by an inviting entrance hallway. The spacious living room boasts impressive high ceilings and features a cozy fireplace with a wood-burning stove, perfect for those chilly evenings. Adjacent to the living room is a bright and airy dining/family room, enhanced by a vaulted ceiling, Window to frontage, doors to rear and a roof window that floods the space with natural light.

The heart of the home is the beautifully designed kitchen, featuring unique handmade cream-colored units and a range of fitted appliances that cater to all your culinary needs. This space is both functional and aesthetically pleasing, making it ideal for entertaining family and friends.

The property has an inner hallway that leads to two generous double bedrooms, providing ample space for relaxation. A large bathroom completes the ground floor, equipped with both a luxurious bath and a separate shower cubicle for your convenience. On the First Floor are two further interconnecting double Bedrooms.

Outside, the property boasts driveway parking and easy low-maintenance yet mature wrap around gardens, providing a perfect space for outdoor enjoyment to include a couple of storage sheds.







## Directions

From the Ludlow direction drive through Cleobury Mortimer high street passing the church, take the 1st turn on left, after 150 yards take the 2nd left into The Hurst and property will be found on the right. What3words///ooze.touchy.truckload



Services: We understand that the property has Gas fired heating via gas bottles, mains electric, Mains water, mains drainage. Windows are double glazed

Broadband Speed: Basic 17Mbps- 80mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andre Cadwallader on 07974 015 764

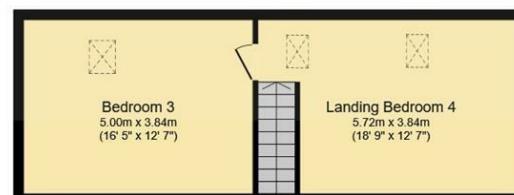






**Ground Floor**

Floor area 108.2 sq.m. (1,165 sq.ft.)



**First Floor**

Floor area 40.2 sq.m. (433 sq.ft.)

**Total floor area: 148.4 sq.m. (1,598 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)