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54 Cleobury Meadows, Cleobury Mortimer, Shropshire, DY14 8EY

We are delighted to offer For Sale this well presented and modern semi detached house situated in a cul-de-sac setting upon this modern development. Cleobury Mortimer is one of the smallest towns in Shropshire and offers a variety of amenities. Located under the shadow of the Clee Hills in South Shropshire. The accommodation comprises of a cloakroom, lounge and breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor. The property benefits further from a LPG heating system, double glazing off road parking and delightful easy maintenance garden to the rear with partial views of the fields beyond. Available with no upward chain. Book your viewing today to avoid missing out.

Epc Band D
Council Tax band B.

Offers Around £189,950

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Entrance Door

Composite double glazed door opens into the reception hall.

Reception Hall

Having a radiator, doors to the cloakroom and breakfast kitchen.

Cloakroom

4'11" x 2'11" (1.5m x 0.9m)



Having a white suite comprising a pedestal wash hand basin, W/c, radiator and double glazed window to the front.

Breakfast Kitchen

13'1" max 6'10" min x 12'5" max 8'10" min (4.0m max 2.1m min x 3.8m max 2.7m min)



Fitted with wall and base cabinets with wood effect doors and complimentary grey work surface over, single drainer sink unit with mixer tap, built in oven and gas hob, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the front and door to the lounge.

Lounge

12'9" x 12'5" (3.9m x 3.8m)



Having double glazed double doors to the rear, open plan staircase to the first floor landing with white spindle balustrade and radiator.

First Floor Landing

7'2" x 3'7" (2.2m x 1.1m)

Having a loft access and doors to the bedrooms and bathroom.

Bedroom One

12'9" x 9'6" max 7'10" min (3.9m x 2.9m max 2.4m min)



Having a double glazed window to the front and radiator.

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Bedroom Two

12'9" x 8'6" (3.9m x 2.6m)



Having a double glazed window to the rear and radiator.

Bathroom

8'6" x 4'11" (2.6m x 1.5m)



Fitted with a white suite comprising a panel bath with shower and curtain over, pedestal wash hand basin, W/C, part tiled walls, double glazed window to the side, radiator and door to storage cupboard.

Outside



Having a driveway to the side and access to the rear garden.

Rear Garden



Delightful rear garden with partial views of fields beyond.

Off Road Parking

Driveway to the side providing off road vehicular parking.

Council Tax

Shropshire Council band B.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / L p g / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

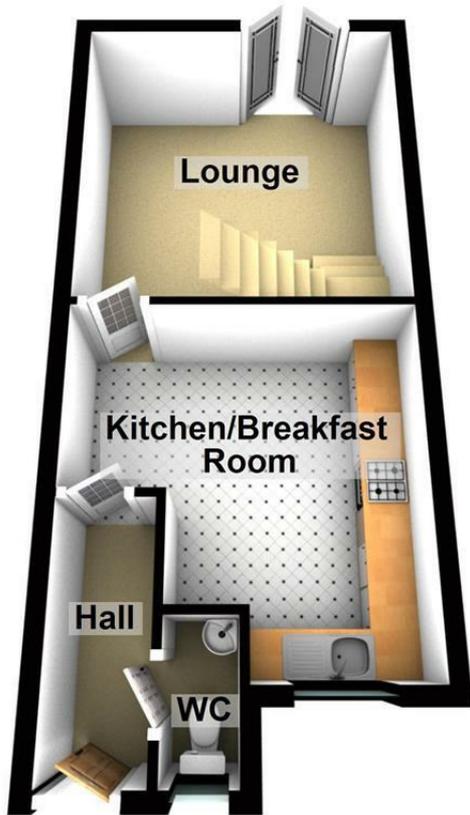
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

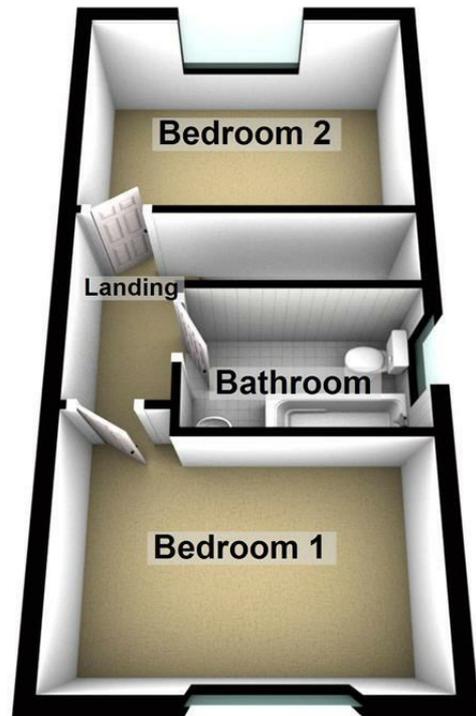
RP-17-06-2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	