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# 3 Crown Cottages, Hopton Wafers, DY14 0NB.

## Offers in the Region of £198,000

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A thoughtfully refurbished end terraced character cottage in a sought after village. With oil fired central heating and double glazing. Ample parking space and gardens. Available with no upward chain.









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Hopton Wafers is a pretty village in South Shropshire, with a thriving local community the village has a local church, village hall and a popular pub/restaurant The Crown. Cleobury Mortimer is 2 miles to the east where there is a good range of local facilities, a primary school and a well-regarded secondary school. Kidderminster is 14 miles distant and historic Ludlow is 9 miles to the west.

3 Crown Cottages is a delightful end terraced character cottage, The cottage has been refurbished, retaining many character features. With oil fired central heating and UPVC double glazing which was renewed three years ago. Ample parking space and a small garden.

The property comprises the following accommodation (measurements are provided for identification only):

**Porch** - With UPVC entrance door opening to

**Sitting Room - 16'5" x 12'10" (5m x 3.9m)**
A pretty room with UPVC double glazed window to front and glazed paned arched window to side. Feature brick fireplace stairs to first floor and door opening to


Living Room

**Kitchen - 13'1" x 9'10" (4m x 3m)**
Refitted and appointed with a range of units with inset sink unit, electric oven, space for further appliances. Oil fired central heating boiler. Vinyl flooring, UPVC double glazed window and wooden door opening to

**Utility Room** - With tiled floor, space and plumbing for washing machine, UPVC double glazed window to rear and door opening to gardens.

**Ground Floor Shower Room** - A door from the kitchen opens to the shower room. Appointed with a white suite of wash basin, wc and shower cubicle. UPVC double glazed window to side.

**First Floor**

**Bedroom One - 13'1" x 11'2" (4m x 3.4m)**
With UPVC double glazed window to front, built in wardrobe and door opening to

**En Suite Shower Room** - Appointed with a suite of wash basin wc and shower cubicle.

**Bedroom Two - 15'9" x 7'7" (4.8m x 2.3m)**
With UPVC double glazed window to side.
**Outside** - There is a pretty garden are and an extensive gravelled drive offering ample parking and turning space.

**Restrictive Covenants** - None that we are aware of.

**Mobile & Internet Coverage** - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Agents Note – The vendor informs us that the property was rewired completely three years ago. A certificate is available.

**SERVICES:** Mains water, electricity and drainage are connected to the property. BT fibre optic telephone connection.

**HEATING:** Oil fired central heating. The vendor confirms the boiler has been serviced annually.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band B.

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Ludlow head out on the A4117 towards Cleobury Mortimer, pass through Clee Hill village and over the common. You will start to drop down into Hopton Wafers, 3 Crown Cottages is at the bottom of the hill on the right hand side, directly opposite the Hopton Crown.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01584 872153

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Friday, 28 August 2026

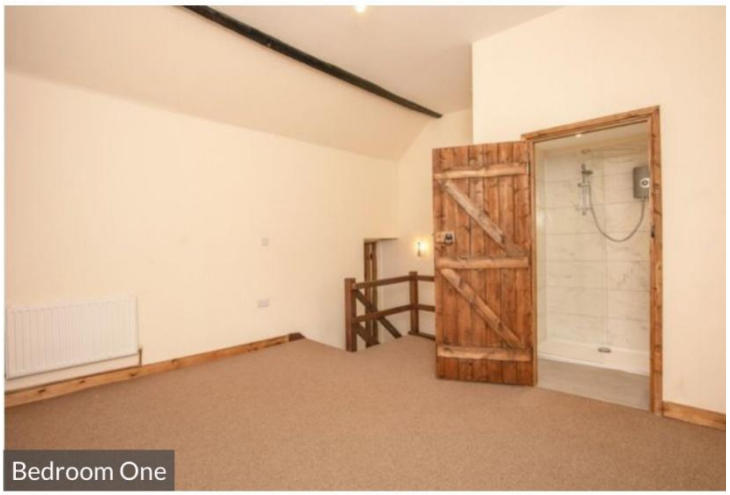
**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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McCartneys
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Bedroom One


Bedroom Two


Utility Room


Shower Room

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