

SAMUEL WOOD

5 Catherton Road, Cleobury Mortimer, Kidderminster, DY14 8EB

Offers In The Region Of £325,000



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Cleobury Mortimer, Kidderminster, DY14 8EB

4 1 1 E

- 4 Bedroom Detached House
- Generous Accommodation
- Garage & Driveway Parking
- Convenient Location





This practical four-bedroom detached family home is situated in the popular town of Cleobury Mortimer. The property enjoys a kitchen/diner, living room, conservatory, four bedrooms and shower room, with the added benefit of driveway parking, a single garage and garden. Ideally located close to local shops, schools, leisure facilities, pubs and restaurants, the property also provides easy access to the surrounding countryside and nearby towns.

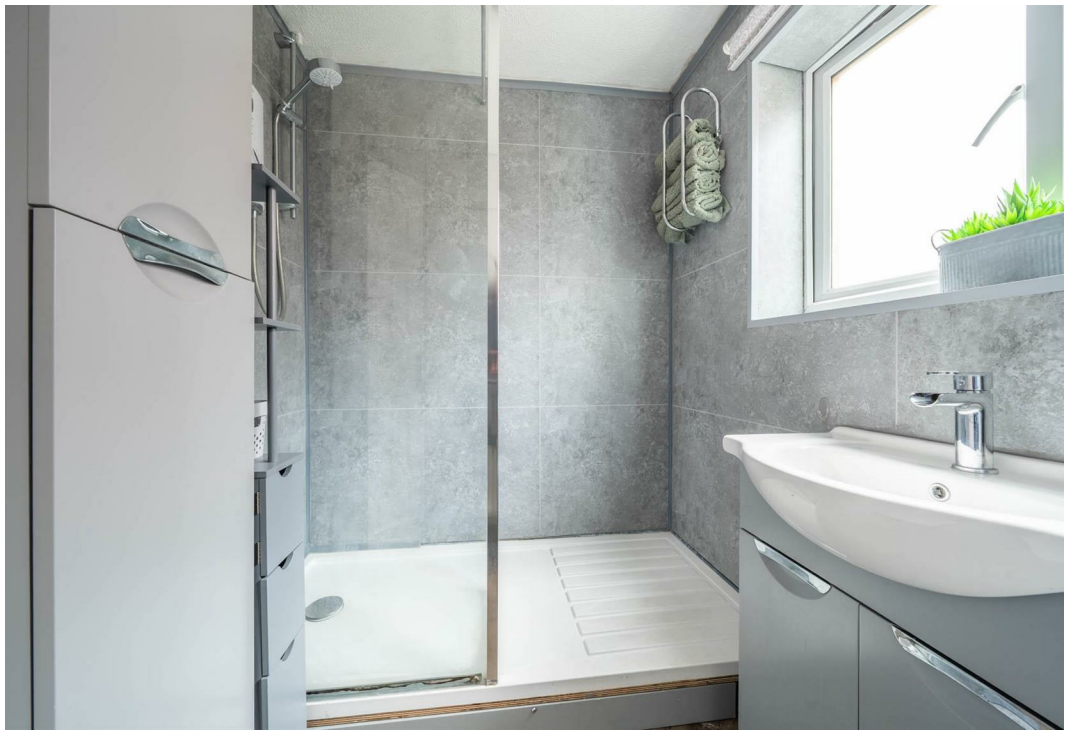
The accommodation begins with a welcoming reception hall, providing access to the principal rooms and stairs rising to the first floor. There is also a useful ground floor WC. The kitchen/diner provides a practical and sociable space for everyday family life and dining, while the living room offers a comfortable main reception room, featuring a Clearview woodburning stove which creates a warm and inviting focal point. A particular feature is the conservatory, providing valuable additional living space and enjoying views over the garden. Double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living areas and making this an excellent space for relaxing or entertaining during the warmer months.

To the first floor are four good-sized bedrooms, offering plenty of flexibility for family accommodation, guests or those requiring space to work from home. The landing also benefits from an airing cupboard, while the modern shower room provides contemporary and practical facilities.

Outside, the property benefits from excellent off-road parking with a driveway, carport and single garage, providing useful storage. The rear garden is a particular highlight, offering a pleasant and well-established outdoor space with a patio area, lawn and a range of raised beds.



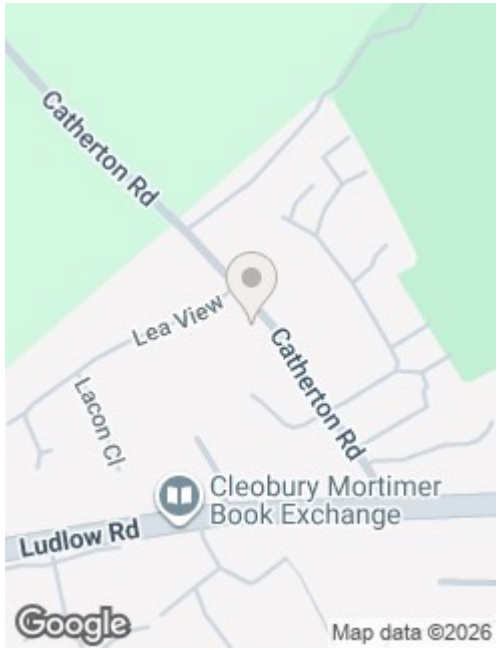












Directions

what3words ///damp.laces.commander

We understand that the property has mains electric, mains water and mains drainage. Oil fired heating.

Broadband Speed: 18 - 80 Mbps

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

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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

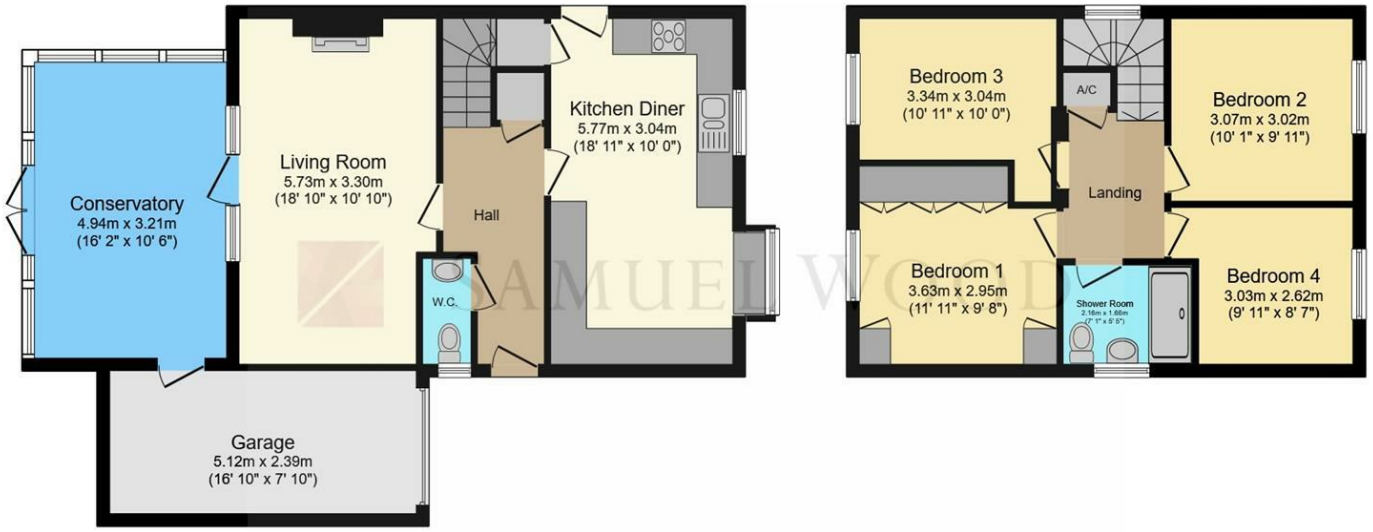
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Total floor area: 124.7 sq.m. (1,342 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 misstatement. A party must rely upon its own inspection(s). Powered by 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.