



**3 Redfern Cottages Simon Evans Close, Cleobury Mortimer, DY14 8AX**

**Offers in the region of £149,950**



**Holters**  
Local Agent, National Exposure

### 3 Redfern Cottages Simon Evans Close, Cleobury Mortimer, DY14 8AX

Tucked away in the heart of Cleobury Mortimer, 3 Redfern Cottages is a charming end of terrace home offering open plan living, a generous double bedroom, a private courtyard and valuable off-road parking. This delightful property is perfectly placed for town centre living whilst still enjoying a tucked away setting, and is offered to the market with no onward chain.

- End of Terrace Cottage
- One Bedroom
- Open Plan Living Area
- Town Centre Location
- Off Road Parking
- Front Courtyard
- No Onward Chain
- EPC D

#### The Property

A charming end of terrace cottage, ideally positioned within the heart of Cleobury Mortimer, offering well maintained accommodation arranged over two floors and benefitting from off-road parking, a front courtyard garden and no onward chain. This delightful property combines cottage style appeal with practical modern living, making it an ideal opportunity for first-time buyers, investors or those seeking a conveniently positioned home within walking distance of the town's amenities.

Upon entering the property, you are welcomed into the entrance hall which leads into the open plan living space, which provides a bright and comfortable reception area with a large bay window to the front of the property allowing plenty of natural light to fill the room. The layout offers ample space for both seating and dining, while the open plan arrangement creates an easy flowing and sociable atmosphere. Positioned to the rear is the fitted kitchen, which is equipped with a

range of matching wall and base units, worktop space and integrated cooking appliances. Completing the ground floor accommodation is a useful cloakroom/W.C.

Heading upstairs, the first floor opens into a generously proportioned double bedroom, enjoying a light and airy feel enhanced by attractive dormer style windows. The bedroom offers ample space for furnishings and is serviced by the bathroom, fitted with a white suite comprising bath with shower attachment, wash hand basin and W.C.

Outside, the property benefits from a low maintenance front courtyard enclosed by picket fencing, creating a pleasant seating area to enjoy the warmer months. In addition, the property benefits from an allocated off-road parking space, a valuable feature for such a central location.

Offered to the market with no onward chain, 3 Redfern Cottages presents an excellent opportunity to

acquire a characterful cottage style home within easy reach of Cleobury Mortimer's range of independent shops, cafés and local amenities.

#### The Location

Cleobury Mortimer is a small rural market town located in Shropshire close to the Worcestershire border. Benefiting from a friendly, close knit community, Cleobury (as more simply known to locals) is one of Shropshire's smallest towns with the main street offering a mix of red-brick Georgian and older timbered buildings. The town offers a wide range of amenities and recreational/educational facilities including, a market hall, a tourist information centre, many public houses, a florists, a bakers, a butchers, a church and a traditional ironmongers, as well as a fire station, police station, and a primary and secondary school (Lacon Childe).

Cleobury Mortimer is tucked between the Cleve hills and the Wyre forest, meaning you will be surrounded by panoramic views and



wonderful walks, great for those of an active disposition or those who just appreciate great views and scenery. For sport enthusiasts Cleobury Mortimer also has a highly regarded 27 hole Golf Club, along with a rugby team. Centrally located, Cleobury is 12 miles from Ludlow, 12 miles from Kidderminster, 14 miles from Bridgnorth, 32 miles from Shrewsbury and 39 miles from Birmingham.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Shropshire Council - Band A

**Services**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of electric heaters.

**Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 1600Mbps. Interested parties are advised to make their own enquiries.

**Nearest Towns/Cities**

- Tenbury Wells - Approximately 8 miles
- Bewdley - Approximately 8 miles
- Kidderminster - Approximately 12 miles
- Ludlow - Approximately 12 miles
- Bridgnorth - Approximately 14 miles
- Stourbridge - Approximately 19 miles
- Birmingham - Approximately 39 miles

**What3Words**

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**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with

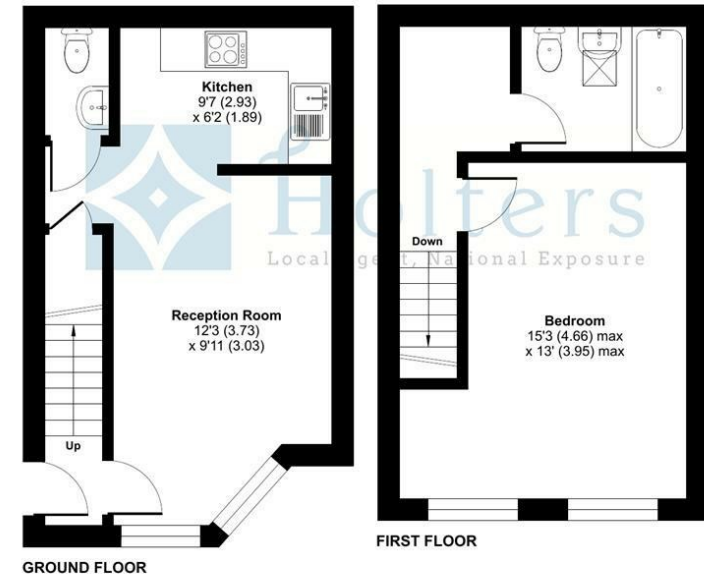
the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

