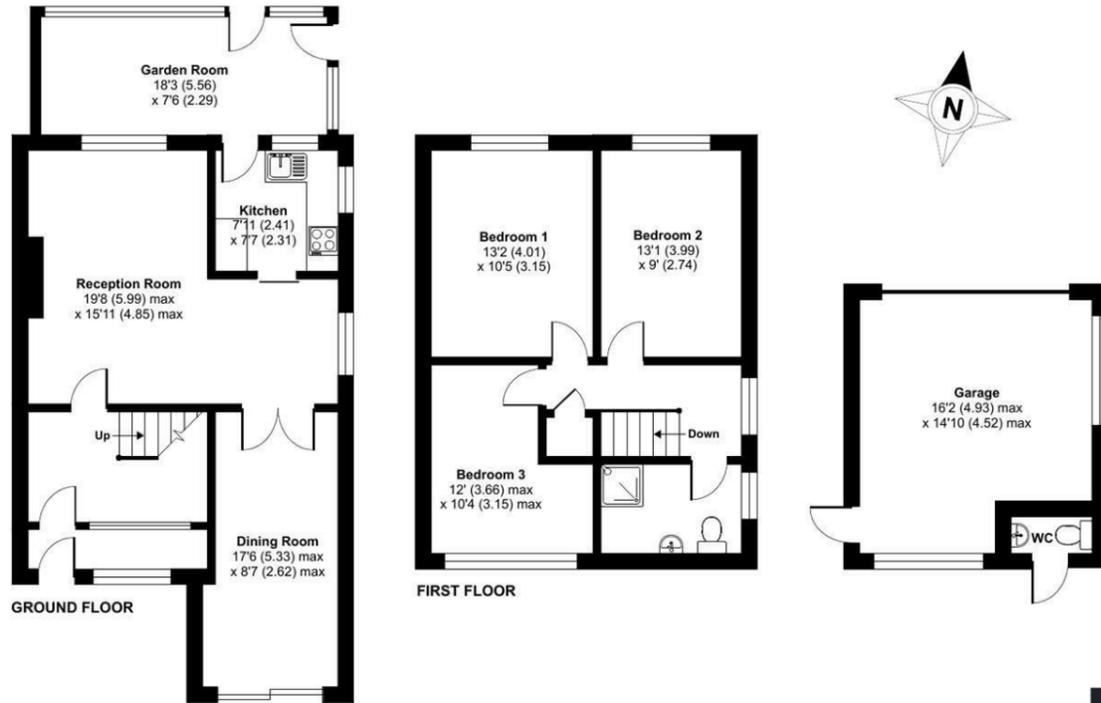


FOR SALE

4 Catherton Close, Cleobury Mortimer, Kidderminster, DY14 8EA



Approximate Area = 1258 sq ft / 116.9 sq m
Garage = 219 sq ft / 20.3 sq m (excludes wc)
Total = 1477 sq ft / 137.2 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £325,000

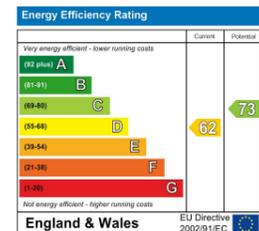
4 Catherton Close, Cleobury Mortimer, Kidderminster, DY14 8EA

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1415272

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Spacious three-bedroom semi detached home with no onward chain, offering versatile reception rooms, garage, driveway and attractive gardens, quietly positioned within the popular market town of Cleobury Mortimer.



01562 820880
Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroom Semi Detached Home
- Spacious Living Accommodation
- Reception Room, Dining Room & Garden Room
- Kitchen with Garden Outlook
- Driveway & Detached Double Garage
- Attractive Rear Garden
- No Onward Chain
- Popular Cleobury Mortimer Location

DESCRIPTION

Halls are delighted with instructions to offer Catherton Close for sale by Private Treaty.

A spacious three-bedroom semi detached home occupying a pleasant residential position within the sought-after market town of Cleobury Mortimer, offering versatile accommodation, garage and attractive gardens.

SITUATION

Catherton Close occupies a pleasant residential position within the popular town of Cleobury Mortimer, which offers a good range of everyday amenities including shops, public houses, medical facilities and schooling. The town enjoys a charming rural setting within the south Shropshire countryside whilst remaining well placed for access to Kidderminster, Ludlow and surrounding areas

W3W

///table.charmingly.inspects

DIRECTIONS

From the agent's office on the Franche Road, head North, at the roundabout, take the 1st exit. Continue onto Habberley Ln/B4190. At the roundabout, take the 2nd exit onto A456. At the roundabout, take the 2nd exit and stay on A456. At the roundabout, take the 2nd exit onto Long Bank/A456. Continue to follow A456. Turn right onto Cleobury Rd/A4117. Continue to follow A4117. Continue on Catherton Rd. Drive to Catherton Close.

SCHOOLING

The property is well placed for a good range of schooling options. Primary education can be found locally at Cleobury Mortimer Primary School, Bayton Church of England Primary School, Far Forest Lea Memorial CofE Primary School, Farlow CofE Primary School together with further options within Wyre Forest area and Bewdley. Secondary education is available at The Lacon Childe School.

THE PROPERTY

The property provides well-proportioned accommodation including garage, arranged over two floors and offering excellent potential for a wide range of buyers.

The accommodation is entered via a welcoming reception hall which provides access to the ground floor rooms.

The reception room is a particularly bright and spacious living area, enjoying a pleasant outlook and featuring a fireplace creating an attractive focal point. The room provides ample space for both relaxation and entertaining.

The kitchen is fitted with a range of base and wall units complemented by work surfaces and enjoys views over the garden. A door leads through to the garden room, which provides additional reception space and a pleasant outlook over the rear garden.

A separate dining room offers an ideal setting for family meals or more formal dining occasions.

A garden room is light and spacious and has an outlook over the rear garden.

To the first floor are three well-proportioned bedrooms.

The family bathroom is fitted with a suite comprising shower, wash basin and WC.

OUTSIDE

The property is approached via steps to the front of the property and to the rear of the property the driveway provides off-road parking for multiple vehicles and leads to the detached double garage.

The detached double garage has an electric door and a WC.

The rear garden is mainly laid to lawn with hedging and wall surroundings.

The driveway is lawned either side with space for a shed.

SERVICES

We understand that the property benefits from mains water, electricity and drainage. Oil fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP