



17 Yeldside Gardens,  
CLEOBURY MORTIMER | WORCESTERSHIRE | DY14 8AZ







# 17 YELDSIDE GARDENS

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Kidderminster 11 miles | Worcester 20 miles | Birmingham 30 miles | Ludlow 12 miles  
(all mileages are approximate)

AN IMPRESSIVE FIVE BEDROOM BEAUTIFULLY PRESENTED DETACHED  
FAMILY HOME WITH DOUBLE GARAGE.

Substantial five-bedroom detached executive residence  
Impressive kitchen with separate dining area  
Two ensuite bedrooms and main family bathroom  
Utility room, office & downstairs cloakroom  
Private rear garden with driveway parking and double garage



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Viewing is strictly by appointment with the selling agents

## DESCRIPTION

Halls are delighted with instructions to offer Yeldside Gardens for sale by Private Treaty.

A substantial and beautifully presented five-bedroom detached family home, occupying a prime position within this sought-after residential development in Cleobury Mortimer. Offering generous and thoughtfully arranged accommodation, the property combines spacious modern living with a private rear garden and double garage.

## SITUATION

The property occupies an enviable position within the popular market town of Cleobury Mortimer, which offers a range of independent shops, cafes, public houses and everyday amenities. The town benefits from well-regarded schooling and excellent access to the surrounding countryside, ideal for walking and outdoor pursuits.

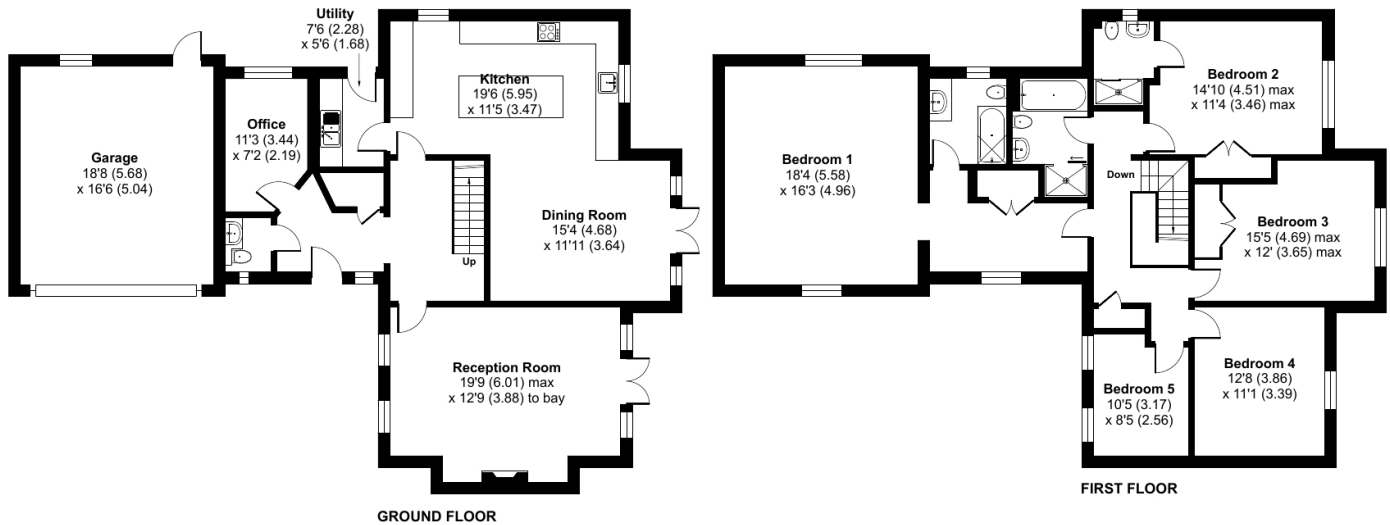
## PROPERTY

This impressive family home offers spacious, well-balanced accommodation arranged over two floors.

A welcoming reception hall provides access to the ground floor rooms and a turning staircase to the first floor accommodation.

The generous reception room offers an excellent living and entertaining space with feature fireplace with mantle over and alcoves to either side, enhanced by natural light and views over the garden. Double doors lead out to the garden.

A well-appointed kitchen/breakfast room forms the heart of the home, fitted with a modern range of units and integrated appliances, complemented by ample workspace and dining space for everyday family living also having double doors leading to the garden.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1410788

Additional ground floor accommodation includes a study/home office, utility room fitted with a range of modern units and space and plumbing for a washing machine and door leading outside which provides external access into the double garage.

To the first floor, a spacious landing leads to five well-proportioned bedrooms.

The master bedroom benefits from an en suite bathroom.

Bedroom two also benefits from an en suite shower room.

The remaining bedrooms are served by a family bathroom, offering flexibility for family occupation, guests or home working.

Approximate Area = 2372 sq ft / 220.4 sq m  
Garage = 308 sq ft / 28.6 sq m  
Total = 2680 sq ft / 249 sq m  
For identification only - Not to scale







## GARDENS

To the front, the property is approached via a block-paved driveway providing ample off-road parking and access to the double garage.

The rear garden is predominantly laid to lawn with a paved seating area, creating an ideal space for outdoor dining and entertaining.

The garden is enclosed and enjoys a good degree of privacy.

## DIRECTIONS

From the agent's office on the Franche Road head in a Northerly direction, 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. Turn left onto Yeldside Gardens.



## 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, Farlow CofE Primary School together with further options within Wyre Forest area and Bewdley . Secondary education is available at The Lacon Childe School.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property benefits from mains water, electricity, LPG gas, and drainage.

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

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – G

## WHAT<sub>3</sub> WORDS

What3Words [///hunter.vandalism.sugars](https://www.what3words.com/)



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







