



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 8 THE HURST

CLEOBURY MORTIMER, KIDDERMINSTER, DY14 8EG

GUIDE PRICE  
**£185,000**



**AN END-TERRACED PERIOD COTTAGE TUCKED AWAY ON A SIDE STREET  
WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINING ROOM
- TWO BEDROOMS AND BATHROOM
- COURTYARD SPACE
- SITTING ROOM
- UTILITY SHED
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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## APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 0.4, Bewdley – 8, Tenbury Wells – 8, Ludlow – 12, Kidderminster – 12, Worcester – 21, M5 J6 – 22, Birmingham – 30.

## DIRECTIONS

From High Street, Cleobury Mortimer head north on the A4117 and on passing St Mary the Virgin, Cleobury Mortimer Church take the first left onto The Hurst and then take the second left hand turn to continue on The Hurst and the driveway for the property will be found immediately on the left hand side with the two allocated side by side parking spaces adjacent to the property.

## SITUATION & DESCRIPTION

8 The Hurst is situated in the Cleobury Mortimer Conservation Area on a side street just off the town centre and is within walking distance of all the shops and services. The market town of Tenbury Wells, historic Ludlow and Kidderminster are all within easy reach by car, and provide a wider range of shops and services, with a regular bus service running to Ludlow and Kidderminster. The property is within the Cleobury Mortimer Primary School and Lacon Childe School catchment areas.

8 The Hurst is a cosy end-terraced period cottage constructed of painted stone and brick elevations under a clay tiled roof. The property offers comfortable and well-maintained accommodation with the benefit of UPVC framed double glazing and oil fired central heating with a modern external Worcester combi boiler. The property has low maintenance gardens, a utility shed and two driveway parking spaces. The property is offered for sale with no upward chain, and would suit a wide range of applicants including first time buyers, buy-to-let investors and those looking to be within walking distance of the town centre facilities.

## ACCOMMODATION

A part glazed door opens into the kitchen/dining room which has pine fitted units incorporating a ceramic sink/drain, space for an undercounter fridge and cooker with extractor hood over, and an understairs cupboard. A glazed door leads through to the sitting room with an electric woodburner style fire in a brick inset fireplace with a quarry tiled hearth and an oak mantle.

Stairs from the kitchen/dining room rise up to the first floor landing. There is a good sized double bedroom and a generous single bedroom with a fitted hanging rail and shelving. The bathroom has a roll top bath with a Triton T80 electric shower over, a pedestal basin, wc and an overstairs cupboard with shelving.

## OUTSIDE

The property has two allocated driveway parking spaces to the side and the oil tank is housed in an external store shed. Across the courtyard there is a brick and tile utility shed with wooden fitted units incorporating a stainless steel sink/drain, plumbing for a washing machine and space for a freezer. There is space for pots and a bistro table in the courtyard area.

N.B. There is no enclosed garden at the property, the property benefits from a right of way to cross the courtyard to the utility shed and oil store shed.

## SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band B

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2767-3015-5204-1802-8200>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Sole Agents: –

Nick Champion - Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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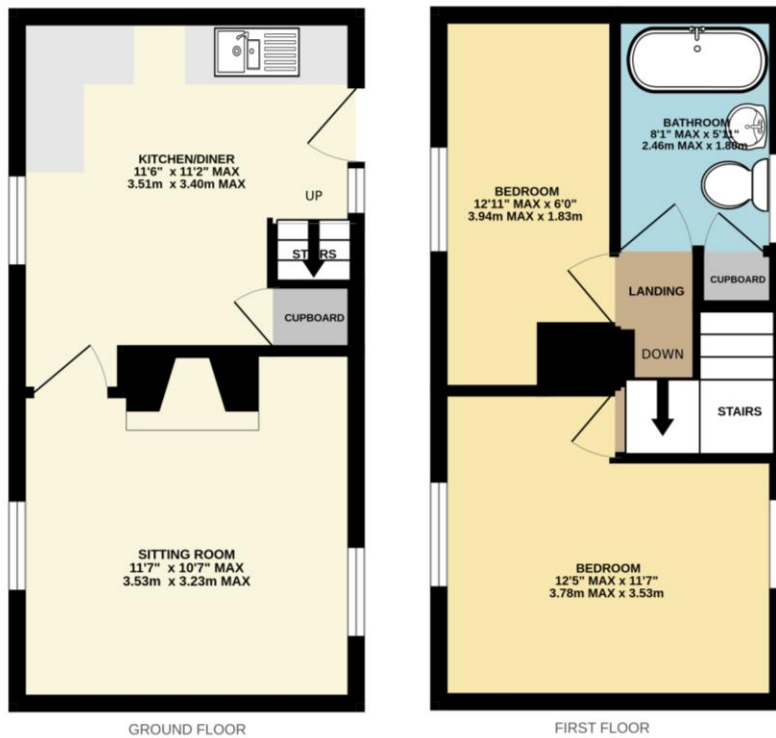
Photographs taken: 5<sup>th</sup> March 2025

Particulars prepared: March 2025

Particulars updated: 24<sup>th</sup> April 2025







GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.