



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 10 THE HURST

CLEOBURY MORTIMER, KIDDERMINSTER, DY14 8EG

GUIDE PRICE  
**£195,000**



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

- KITCHEN AND DINING ROOM
- SITTING ROOM WITH WOODBURNER

- TWO DOUBLE BEDROOMS
- BATHROOM

- LOW MAINTENANCE GARDENS
- DRIVEWAY PARKING SPACE

### 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 parking spaces parallel to the stone wall.

## SITUATION & DESCRIPTION

10 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.

10 The Hurst is a period attached cottage constructed of painted stone and brick elevations under a clay tiled roof with a later single storey kitchen extension. The property offers comfortable and well-maintained accommodation with a wealth of character features including exposed beams and floorboards, and an inglenook fireplace, with the benefit of double glazing and oil fired central heating with a modern external Worcester combi boiler. The property has low maintenance gardens and a driveway parking space. 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 canopy porch with a part glazed entrance door opens into the sitting room which has a woodburning stove with oven compartment set in an attractive inglenook fireplace and an understairs cupboard. The dining room has a feature stained glass window and fireplace (not in use) and a UPVC stable door leading out to the rear courtyard. An opening leads through to the kitchen with a range of light wood base and wall units incorporating a stainless steel sink/drainer, an integral electric cooker and hob with an extractor hood over, space for an undercounter fridge/freezer, and plumbing for a washing machine.

Stairs from the sitting room rise up to the first floor landing with fitted cupboards. The double bedroom has small built in cupboards, and the second small double bedroom has a built in wardrobe. The bathroom has a bath with a shower over, pedestal basin, wc and heated towel rail.

## OUTSIDE

The property has an allocated driveway parking space to the rear, a timber garden shed and the oil tank is housed in an external store shed. The front garden has steps up from the lane to the entrance with a small rockery garden with established shrubs and flowers. There is space for a bistro table in the courtyard to the rear.

N.B. There is no enclosed garden at the property and the neighbouring properties have a right to cross the courtyard, and 10 The Hurst has a right to cross the neighbouring property to the parking area.

## 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/0330-2829-9160-2622-6775>

## 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)

View all of our properties for sale and to let at:

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

what3words: ///node.moss.converged

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

Particulars prepared: March 2025

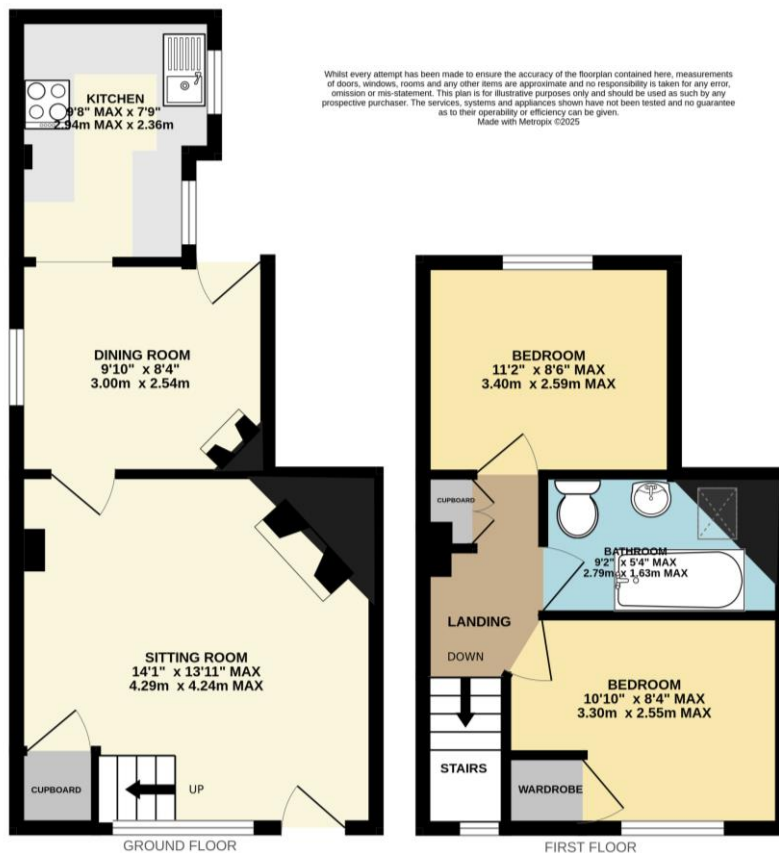
Particulars updated: 24<sup>th</sup> April 2025











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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.