



24 Dippers Bank, Ditton Mill

Cleobury Mortimer, Worcestershire, DY14 0DJ

This well presented 2 double bedroom leasehold park home with LPG gas fired heating and upvc double glazing where listed briefly includes: Reception Hall, Living Room, Dining Room, Kitchen / Breakfast Room, 2 Double Bedrooms, En-suite to Master Bedroom and Bathroom. Outside the property sits in an elevated position with lovely views over the development and to the surrounding countryside. EPC not required

Guide Price: **£115,000**



This extremely well presented residential park home is located in a rural setting and the popular town of Cleobury Mortimer is within a 5 -10 min drive and offers a good range of shopping, recreational and educational facilities. An internal inspection of this attractive property is highly recommended and is fully described as follows:

Upvc double glazed door with matching upvc double glazed side panel opens into

Reception Hall With coving, access to roof space and coat cupboard

Living Room having 2 upvc double glazed windows, one to front and one to front side elevation with a lovely view over the park. The room itself has coving, dado rail and feature alcove. There is a feature wooden fire surround with flame effect electric fire fitted and archway through into



Dining Room having upvc double glazed window to frontage, dado rail and coving



Kitchen / Breakfast Room Having upvc double glazed door and window to rear elevation, large breakfast bar, range of matching units with white fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a stainless steel single drainer sink unit, 4-ring gas hob with electric oven below and extractor positioned above. The kitchen has planned space for washing machine and fridge. Door into boiler cupboard housing the Valliant wall mounted gas fired boiler, heat resistant work, space and plumbing below for a dishwasher

Bedroom 1 Having upvc double glazed window to rear elevation, coving and a range of cupboards. Door into walk-in wardrobe with extensive hanging rails and shelving



En-Suite Shower Room having upvc double glazed window to rear and a suite in cream of wc, wash hand basin and shower cubicle with shower fitted

Bedroom 2 Having upvc double glazed window to frontage taking in the lovely view over the park and the surrounding hills. The room has coving and across one wall an excellent range of fitted wardrobe cupboards and chest of drawers



Bathroom having upvc double glazed window, wash hand basin inset to vanity unit, wc and panelled bath



Outside: The property enjoys an enviable, elevated location on this park with sweeping tarmac driveway leading to the property's bricked driveway which provides parking for 2 vehicles. The front garden with the property is open plan with lawn and paved terrace. A slab pathway leads to the front door with well-established borders with shrubs and plants. To the rear there is a further paved terrace and garden shed, whilst the pathway then continues along the rear side to the back door in the kitchen and there is a stone edged border



Agents Notes: 1.The purchaser needs to be over the age of 50 to occupy the property
2.There is a monthly charge of £120.66 for the year 2021, which covers ground rent, water and drainage
3.When the property is sold, 10% of the sale price will return to the park home owners

Services: Mains water, private drainage, mains electricity and LPG gas supply

Directions: From Ludlow, proceed East on the A4117 Kidderminster road, travelling through the villages of Clee Hill, Doddington and Hopton Wafers. After Hopton Wafers, at small cross roads, take the turning on the right signposted Milson, follow this road bearing off to the right, go through a small ford and the park home site will be found after a short distance on the right hand side. Follow the road through the park and the property will be found right at the end on the right hand side.

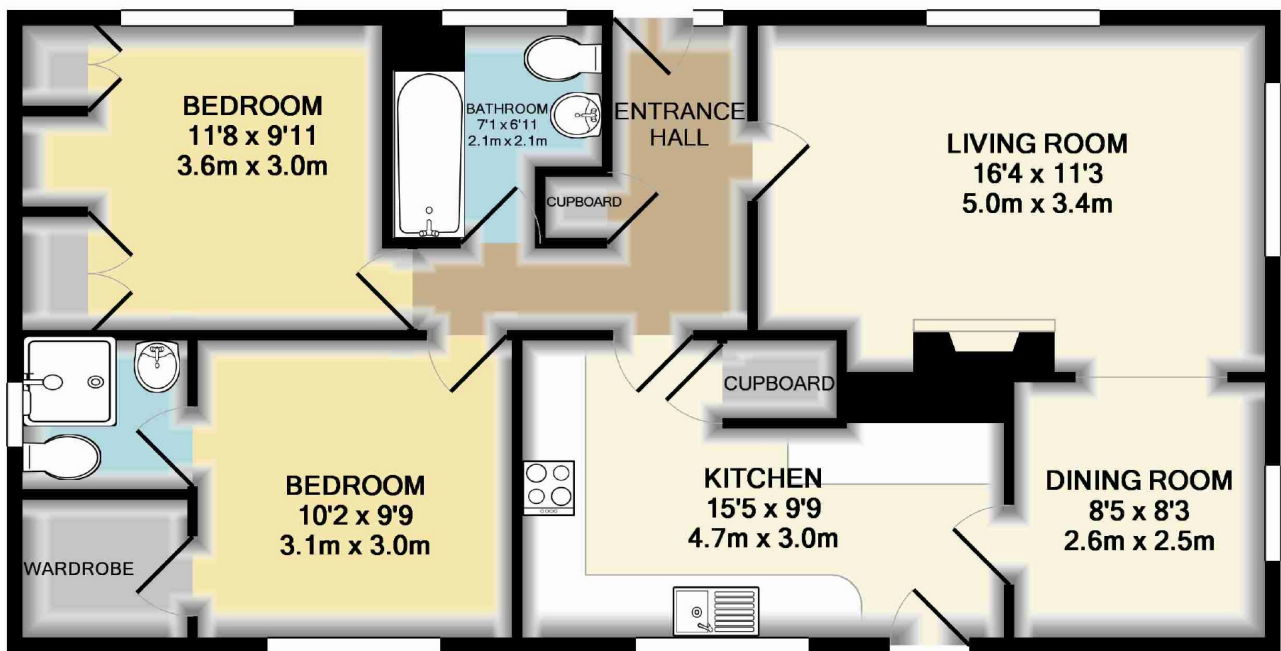
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND
Tel: 0345 678 9000

To view this property contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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