

## CEDAR CLOSE SALFORD PRIORS WORCESTERSHIRE



An opportunity to acquire a modern, Cala Homes, semi-detached, double fronted property occupying a sizeable plot, at the head of a shared private road. Offered with no upward chain, having planning permission for a single storey extension and boasting most splendid countryside views to two elevations. The contemporary style living accommodation comprises; Reception hallway with cloaks cupboard, lounge, kitchen/diner with built in appliances and patio double doors, downstairs cloakroom with understair cupboard, double bedroom with built in double wardrobe and en-suite shower room, a further double bedroom and family bathroom. Ample driveway parking, large, detached garage/workshop and extensive sunny aspect garden.

**£339,950**

# Cedar Close, Salford Priors, Worcestershire, WR11 8AL

## RECEPTION HALLWAY



## DOWNSTAIRS CLOAKROOM

## LOUNGE

Approximately 17' 5" (5.3m) x 8' 11" (2.72m) excluding bay



## DOUBLE BEDROOM ONE WITH EN-SUITE SHOWER ROOM

## DOUBLE BEDROOM ONE

Approximately 17' 5" (5.3m) x 9' 1" (2.78m) into wardrobe & excluding door entrance recess

## STYLISH KITCHEN/DINER

Approximately 17' 5" (5.3m) x 9' 2" (2.79m)



**DOUBLE BEDROOM ONE CONTINUED**



*Splendid views*



**CONTEMPORARY STYLE EN-SUITE SHOWER ROOM**



**DOUBLE BEDROOM TWO**

**Approximately 10' 9" (3.29m) x 9' 11" (3.03m) maximum**



**CONTEMPORARY STYLE FAMILY BATHROOM**



**OUTSIDE**





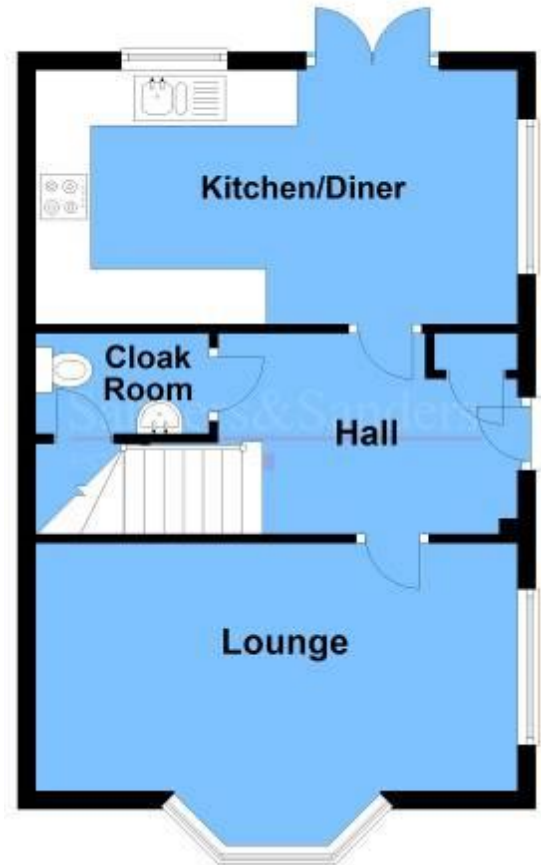
**EXTENSIVE SUNNY ASPECT GARDEN**



These floor plans are for identification purposes only in relation to where one room is situated to another. The brochure details and floor plans are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.

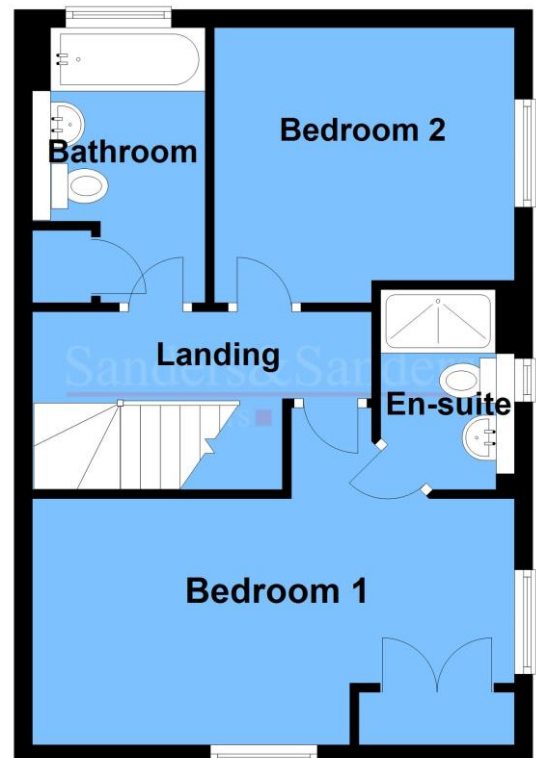
**Ground Floor**

Approx. 42.3 sq. metres (454.9 sq. feet)



**First Floor**

Approx. 41.9 sq. metres (451.3 sq. feet)



## **FIXTURES & FITTINGS**

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

## **TENURE**

The vendor has informed us that the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

## **SERVICE CHARGE**

There is a nominal service charge payable yearly and we are just awaiting confirmation of the amount.

## **NEED A MORTGAGE?**

We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

## **HAVE A PROPERTY TO SELL?**

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.

