



Copperfields Cleobury Road, Clows Top, Kidderminster, DY14 9HW

BERRIMAN  
EATON

# Copperfields Cleobury Road, Clows Top, Kidderminster, DY14 9HW

Village home with three bedrooms and far reaching views to the rear

## LOCATION

Clows Top is a small village located in the county of Worcestershire, England. It is situated on the eastern slopes of the Malvern Hills and is surrounded by beautiful countryside. The village has a population of around 1,000 people and is known for its peaceful and tranquil atmosphere. Clows Top has a rich history and is home to several historic buildings, including St. Kenelm's Church, which dates back to the 12th century. One of the main attractions of Clows Top is the Malvern Hills, which offer stunning views of the surrounding countryside. The hills are a popular destination for walkers and hikers, with several well-marked trails to explore. The village is also home to several pubs and restaurants, where visitors can enjoy a meal or a drink after a day of exploring the hills. Clows Top is also close to several other attractions, including the historic city of Worcester and the picturesque town of Bewdley.

The village of Clows Top in North Worcestershire, has a village shop/post office and a butcher within proximity of local primary schools.

Clows Top lies on the A456 road between Newnham Bridge and Bewdley and on the B4202 between Mawley Oak and Abberley.

A short drive away you will find the popular Georgian town of Bewdley, the market town of Tenbury Wells and popular market town of Ludlow where good local shopping, educational and recreational amenities can be found. Ideally placed for those wishing to commute with rail and motorway access not far away.

## DESCRIPTION

Nestled in a picturesque setting within a small rural community this three bedroom detached family home offers good sized accommodation and features far reaching views to the rear across the Cleve Hills. Built in the mid 1980's the property would benefit from some updating and offers an incoming purchaser and opportunity to put their own stamp on a lovely family home.

The property is set back behind a lawned foregarden area with driveway to side leading to the single garage.

## ACCOMMODATION

An enclosed porch opens to the reception hall with radiator in decorative cover and a guest cloakroom, doors lead to both the kitchen and sitting room. The main reception room is to the front of the property and features an open fire (purchasers please note the log burner shown is not included) a picture window to the front and opens to the dining room, which adjoins the kitchen and overlooks the garden.

The kitchen is fitted with a range of matching wall and base cabinets which incorporate a breakfast bar, built in oven and hob and circular sink, there is room for a fridge freezer. The kitchen opens directly into the conservatory creating a lovely additional dining or relaxing area overlooking the garden. Outside there is a outbuilding with plumbing which the current owners use as a utility room.

Upstairs there are three bedrooms, two double and a single. The double bedroom at the rear has built in wardrobes and enjoys the open views to the back of the house. The family bathroom has a bath with shower over, wash hand basin and w.c. the radiator has a decorative cover.

## OUTSIDE

There is a good sized garden, an extra piece of land was purchased by the owners to extend the garden. Immediately adjacent to the house there is a patio area

Agents note The vendors have advised that there is a shared septic tank located at a neighbouring house which is shared between 4 properties.

## SERVICES

There is no gas available and the central heating is oil fired, the tank can be found in the garden

COUNCIL TAX BAND D – Malvern Hills

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the WORCESTER Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows there is limited to no coverage available indoors with all four main providers having likely coverage outdoors

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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### Bridgnorth Office

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

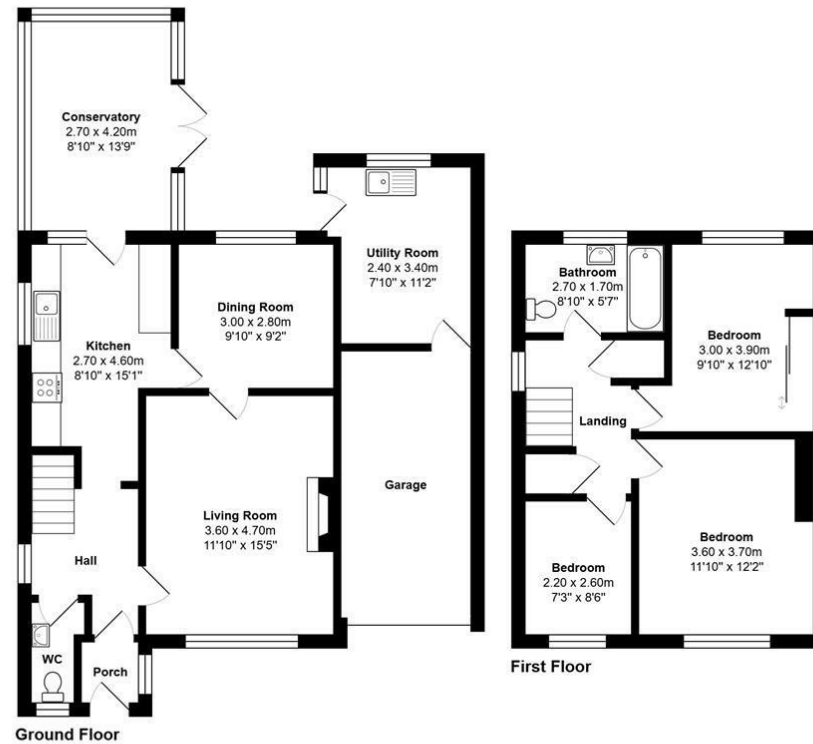
£299,999

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



### Copperfields, B4202 Clows Top, Clows Top, DY14 9HW



Total Approx Area: 92.0 m<sup>2</sup> ... 990 ft<sup>2</sup> (excluding conservatory, utility room, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

