



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Plot 1, Blushot Meadows, Pound Lane, Clifton-On-Teme, Worcestershire. WR6 6DE

£317,500

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A new build two bedroom detached bungalow forming part of a small new development, within the popular village of Clifton-On-Teme.

Accommodation briefly comprises: Entrance Hall, Kitchen/Diner equipped with integral appliances to include oven, microwave, separate induction hob with extractor, dishwasher, washer/dryer and fridge/freezer, Living Room, two double Bedrooms and a Shower Room.

Outside: Private off road parking for two cars and an enclosed rear garden.

AGENT'S NOTE: The property benefits from gas fired underfloor heating throughout and is fully equipped with electric Solar Panels, reducing annual bills, part boarded loft with light and pull-down ladder. A 6 x 4ft garden shed will also be erected. Some of the photographs used are examples from Blueshot Bungalow, having the same finish and specification.

LOCATION: The property is located in the sought after village of Clifton-On-teme, benefiting from two public houses, village stores and 1st primary school. It also falls within the popular Chantry High School catchment and lies in the Teme Valley, surrounded by beautiful countryside.

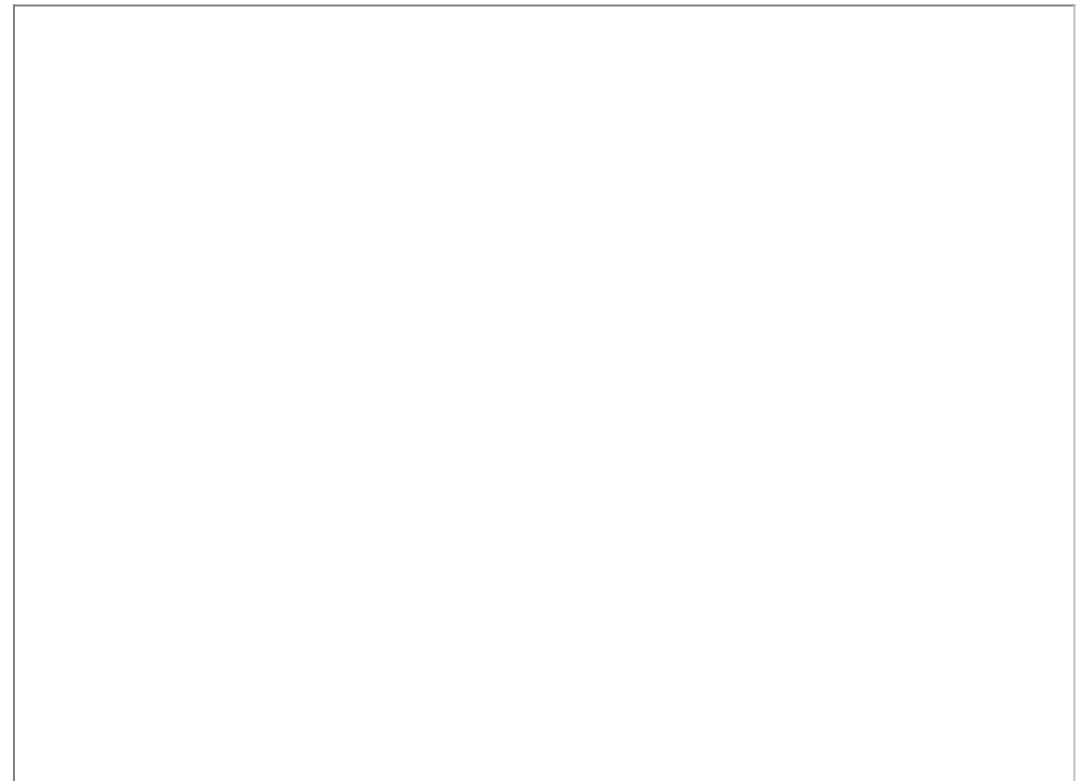
KITCHEN/DINING AREA: - 4.7m x 3.81m (15'5" x 12'6")

LIVING AREA: - 4.7m max x 3.56m (15'5" x 11'8")

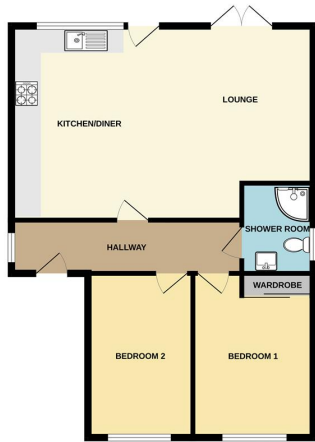
BEDROOM 1: - 2.9m x 4.01m max (9'6" x 13'2")

BEDROOM 2: - 4.01m x 2.54m (13'2" x 8'4")

SHOWER ROOM: - 2.21m x 1.73m (7'3" x 5'8")



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors, windows, etc. are taken from an approximate and approximate to the actual dimensions of the property. The actual, specific and approximate floor plan is subject to the actual ground conditions. The actual, specific and approximate floor plan is subject to the actual ground conditions.

- Brand new detached Bungalow
- 10 Year NHBC Guarantee
- Electric car charging point
- Council Tax Band to be confirmed
- 2 Double Bedrooms
- Off road parking for 2 cars & private garden
- Small development with Private Access in popular village location
- EPC to be confirmed

