

**20 Ronhill Lane  
Cleobury Mortimer  
Kidderminster  
DY14 8AU**

**MARY STONE  
PROPERTIES**



**Offers in the region of £249,950 Freehold**



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**Spacious detached bungalow with two double bedrooms, living room, kitchen/breakfast room, front and rear gardens and a detached garage. Set in the popular location of Ronhill Lane giving you easy access to the centre of the bustling market town of Cleobury Mortimer.**

20 Ronhill Lane has been greatly improved by its current owners to include a replacement kitchen and bathroom. The living room gives you space for a dining table and a patio door opens to an elevated patio. The gardens are low maintenance mainly laid to lawn with fenced borders.

There is driveway parking, gated access to the rear of property and two garden sheds. Double glazed, replacement electric heating and mains drainage.

Cleobury Mortimer is a popular location offering a wide array of independent shopping and businesses. Secondary school Lacon Childe, a nearby golf club, bowling club, entertainment venues, bus links to Ludlow (13 miles), Kidderminster (12 miles) and Worcester (20 miles).

#### **Entrance Hall**

fitted carpet, access to loft space, electric radiator, ceiling light. Airing Cupboard with a hot water immersion tank.

#### **Living Room 17' 9" x 10' 10" (5.4m x 3.3m)**

fitted carpet, open fire grate with a tile surround, electric radiator, space for a dining table and chairs. There is a sliding patio door to a patio area, rear gardens and having elevated views

#### **Kitchen/Breakfast Room 9' 6" x 9' 6" (2.9m x 2.9m)**

matching range of fitted wall and base units with laminate worktops, stainless steel sink and drainer, space and plumbing for a washing machine, space for an electric cooker with a stainless steel chimney style extractor over, space for a breakfast table and chairs, electric radiator, window to the rear elevation with far

reaching views and a door opens to the side driveway

#### **Bedroom One 13' 5" x 10' 10" (4.1m x 3.3m)**

double bedroom with a fitted carpet, window to the front elevation and an electric radiator

#### **Bedroom Two 10' 2" x 9' 10" (3.1m x 3m)**

double bedroom with a fitted carpet, window to the front elevation and an electric radiator

#### **Bathroom 7' 10" x 6' 6" (2.4m x 1.98m inc airing cupboard)**

replacement white suite comprised of wc, pedestal basin, bath with an electric Triton shower over and a bi-fold glass shower screen. Chrome heated towel rail, extractor unit, lino flooring and a window to the side elevation

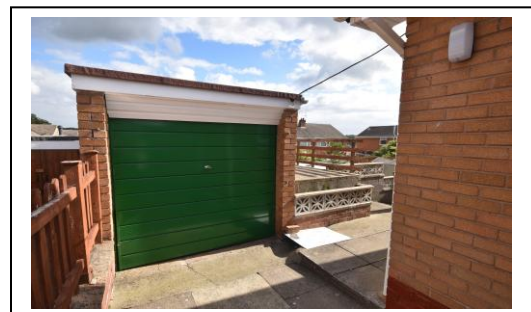
#### **Detached Garage 18' 4" x 7' 9" (5.6m x 2.37m)**

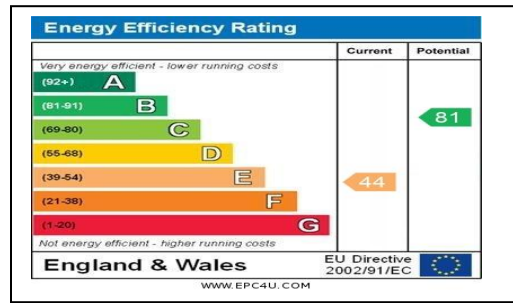
having concrete flooring, up and over door, electric points and overhead lights

#### **Gardens**

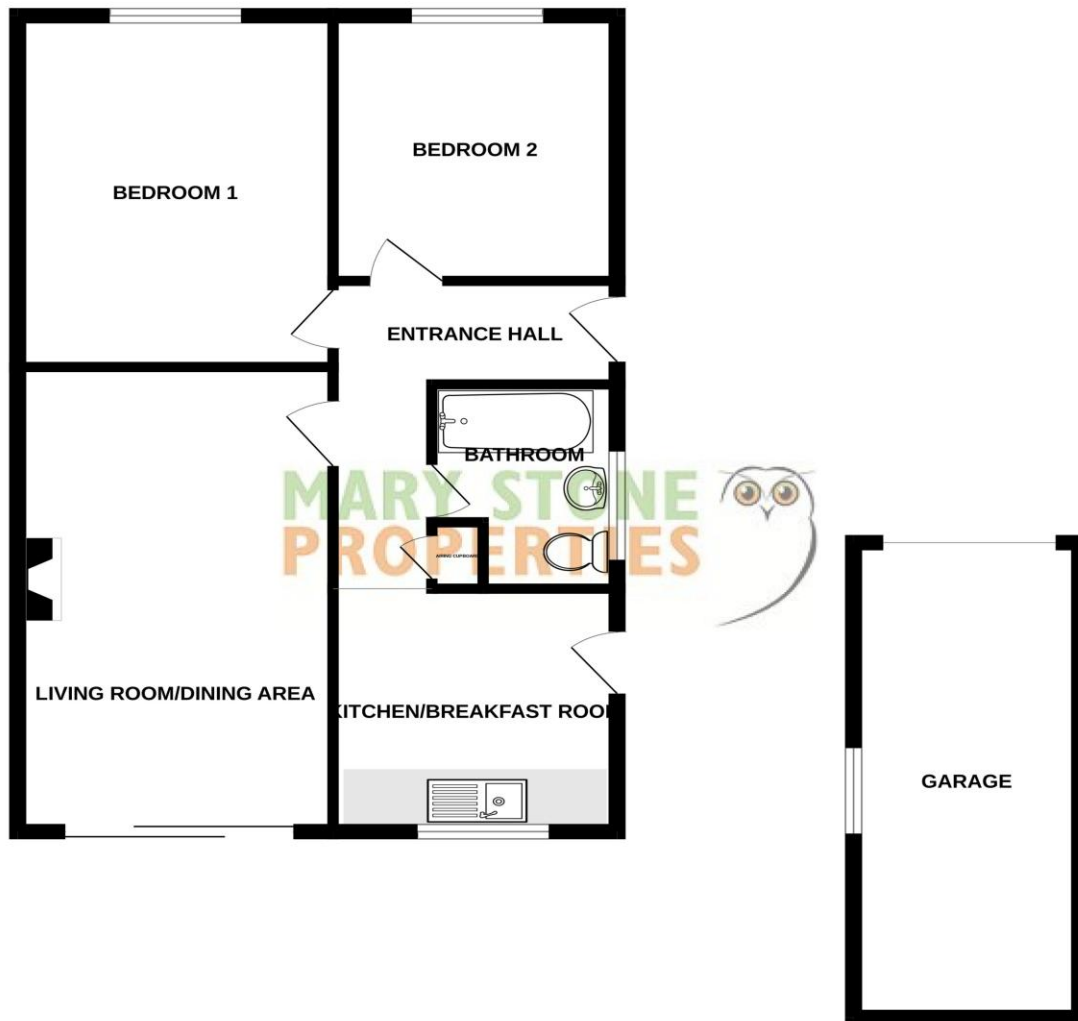
having driveway parking, lawned gardens to the front and there is gated access to the side driveway and garage. The rear patio is in an elevated position and the rear gardens are mainly laid to lawn with fenced borders. There is an outside tap, two garden sheds and a useful brick built storage area.

- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
(2) These particulars do not constitute part or all of an offer or contract.  
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.  
(4) Potential buyers are advised to recheck the measurements before committing to any expense.  
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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