

**40 Meadow Rise
Burford
Tenbury Wells
Worcestershire
WR15 8DZ**

**MARY STONE
PROPERTIES**



Offers in the region of £245,000 Freehold



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Spacious semi-detached property set at the end of a popular cul-de-sac, close to Burford Primary School and the market town of Tenbury Wells.

The accommodation offered is well laid out and comprises of a living room, open plan kitchen with a study/dining area, separate dining room and an entrance porch with space for coats and shoes. On the first floor there are four bedrooms (three being doubles), a family shower room and access to loft space with a loft ladder.

Outside there is generous driveway parking to the front of the property, the rear gardens have raised flower beds, lawned area and a garden shed.

Close to the bustling market town of Tenbury Wells with the majority of the shops across the high street being locally owned. We have a delicatessen, local butchers, fruit and vegetable shop to name a few. An independent cinema offers stage shows, films, pantomimes and comedians all year round. There is also a swimming pool with gym facilities, bowls club and tennis courts M5 jct 5 19 miles, Droitwich is 19 miles, Worcester 18 miles (all approx) these offer strong transport links to London, Birmingham and the surrounding areas.

Entrance Hall

having a fitted carpet, radiator and stairs to the first floor

Living Room 13' 1" x 12' 2" (4m x 3.7m)

new fitted carpet, feature fireplace with an electric fire, radiator and window to the front elevation

Kitchen Area 7' 10" x 15' 5" (2.4m x 4.7m)

open plan with a range of fitted wall and base units with laminate worktops, one and a half bowl stainless steel sink and drainer, space for an electric cooker with an extractor unit over, space and plumbing for a washing machine, tiled flooring and a window to the rear elevation. Useful understairs storage cupboard

Study/Dining Area 8' 10" x 6' 7" (2.7m x 2m)

having a fitted carpet, radiator and dual aspect windows overlooking the rear gardens

Dining Room 12' 9" x 8' 5" (3.88m x 2.57m)

space for a dining table and chairs, radiator, tiled flooring, window and door to the rear gardens

Entrance Porch

door opens from the front driveway, space for coats and shoes, tiled flooring and mains gas Worcester central heating boiler

First Floor Landing

having a fitted carpet, storage cupboard with shelving, access to loft space with a loft ladder

Bedroom One 10' 10" x 8' 6" (3.3m x 2.6m)

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

Bedroom Two 12' 6" x 8' 2" (3.8m x 2.5m)

double bedroom with a fitted carpet, radiator and windows to the front and rear elevation

Bedroom Three 9' 6" x 8' 10" (2.9m x 2.7m)

double bedroom with a fitted carpet, radiator and window to the rear elevation

Shower Room 5' 6" x 6' 2" (1.67m x 1.88m)

white suite comprised of wc, pedestal basin, shower enclosure with a Triton electric shower, chrome towel rail radiator

Bedroom Four 7' 2" x 6' 7" (2.19m x 2m)

fitted carpet, radiator and window to the front elevation

Outside

good sized driveway parking to the front of the property, the rear gardens have raised flower beds, lawned area, garden shed, exterior power point, security lighting and an outside water tap.

(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
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of the area or measurement of the property are for illustrative purposes only and should be taken 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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