

**29 Wheeler Orchard
Tenbury Wells
Worcs
WR15 8DQ**

**MARY STONE
PROPERTIES**



Offers in the region of £195,000 Freehold



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Three bedroom mid terrace property having driveway parking, front gardens, entrance porch, living room, kitchen/diner and conservatory. This property has a covered side access passage leading to the conservatory and generous rear gardens.

Mains gas central heating, double glazing and mains drainage. Malvern Hills Council Tax Band B.

Close to Tenbury Ormiston Academy and Tenbury Academy Primary Schools. There is a local shop nearby and a bus stop for transport.

Entrance Porch 1' 0" x 2' 0" (0.30m x 0.61m)
entrance door, tiled flooring and a door leads to the inner hallway

Hallway 8' 10" x 8' 10" (2.7m x 2.7m inc stairs)
having a fitted carpet, radiator, stairs to the first floor and a useful understairs cupboard

Cloakroom 8' 6" x 4' 3" (2.6m x 1.3m)
macerator wc and hand wash basin, tiled flooring

Living Room 10' 10" x 12' 6" (3.3m x 3.8m)
an open fire place sits on a tiled hearth, radiator, fitted carpet, telephone point, picture window to the rear elevation looks over the pretty gardens

Kitchen/Dining Area 19' 8" x 7' 3" (6m x 2.2m)
matching fitted wall and base units with laminate work tops, integrated appliances include a double oven, microwave, electric hob and extractor unit. Space and plumbing for a washing machine, stainless steel sink and drainer, radiator. Pantry with shelving and electric points, space for a dining table and chairs

Conservatory 8' 2" x 7' 7" (2.5m x 2.3m)
tiled flooring and a sliding door to the rear patio area. Outhouse with shelving and a further door



opens to the covered passage leading to the front of the property, water tap

Landing

galleried landing with a fitted carpet, window to the front elevation and access to loft space

Bedroom One 10' 10" x 12' 6" (3.3m x 3.8m)
generous room with a fitted carpet, radiator and window to the rear elevation

Bedroom Two 10' 6" x 10' 6" (3.2m x 3.2m)
double bedroom with a fitted carpet, radiator and window to the rear elevation

Shower Room 8' 10" x 5' 11" (2.7m x 1.8m)
pedestal basin, shower enclosure with an electric Triton shower, chrome towel radiator. Airing cupboard housing the mains gas central heating boiler

WC 5' 7" x 2' 7" (1.7m x 0.8m)
separate WC, fully tiled and window to the front elevation

Bedroom Three 8' 6" x 7' 10" (2.6m x 2.4m)
having a built in wardrobe and drawers, fitted carpet, radiator and window to the front elevation with elevated views

Outside

29 Wheeler Orchard has driveway parking and front gardens with mature shrubs, a pathway leads to the front porch and there is a covered passage leading into the rear conservatory. The back gardens have a slabbed patio area, hedged and fenced borders. Steps lead up through the lawned area to a garden shed, elevated seating area and rear access gate.

- (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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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