

**45 Greenhill Close  
Tenbury Wells  
Worcs  
WR15 8BG**

**MARY STONE  
PROPERTIES**



**Offers in the region of £260,000. Freehold**



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**This property is the perfect home for a growing family in a quiet cul de sac location, having three double bedrooms, spacious living room with dining area, utility room, downstairs wc and a conservatory. There is driveway parking, rear gardens with sheds and a workshop.**

**This property is double glazed throughout, gas central heating, mains water and drainage. Council Tax Band C**

**Kitchen** 17' 1" x 7' 7" (5.2m x 2.3m)

matching range of fitted wall and base units with laminate work tops, pull out larder cupboard, integrated fridge/freezer, electric oven, mains gas hob with a chimney style extractor over, one and a half bowl stainless steel sink, plumbing for a dishwasher, door to the front driveway and window to the side elevation

**Inner Hall** 6' 11" x 8' 6" (2.1m x 2.6m)

door opens to a useful enclosed porch, radiator, stairs to first floor, telephone point

**Side Porch** 10' 2" x 3' 11" (3.1m x 1.2m)

enclosed porch, a door opens to the front and a door to the rear gardens, useful storage area for coats and shoes

**WC** 6' 3" x 5' 3" (1.9m x 1.6m)

white wc and a vanity unit wash basin

**Utility Room** 9' 2" x 7' 7" (2.8m x 2.3m)

having wall units, a tall larder unit, Belfast sink, plumbing for a washing machine, tumble dryer, extractor unit, wall hung mains gas Worcester central heating boiler

**Living Room** 10' 10" x 14' 9" (3.3m x 4.5m)

wooden flooring, radiator, tv aerial, spacious walk in understairs storage cupboard, double doors open to the conservatory

**Conservatory** 10' 2" x 11' 10" (3.1m x 3.6m)

having Karndean flooring, radiator, roof panels, double doors to the rear gardens

**First floor landing** 6' 11" x 10' 6" (2.1m x 3.2m)

fitted carpet, radiator, airing cupboard with shelving and a radiator. Access to loft space that is partially boarded

**Bedroom One** 10' 10" x 16' 5" (3.3m x 5m)

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

**Bedroom Two** 10' 2" x 8' 2" (3.1m x 2.5m)

double bedroom with a radiator and window to the rear elevation

**Bathroom** 8' 10" x 5' 6" (2.7m x 1.67m)

white suite comprised of wc, vanity unit with a hand wash basin, easy access bath with a glass shower screen and a thermostatic shower, fully tiled and a chrome towel rail radiator

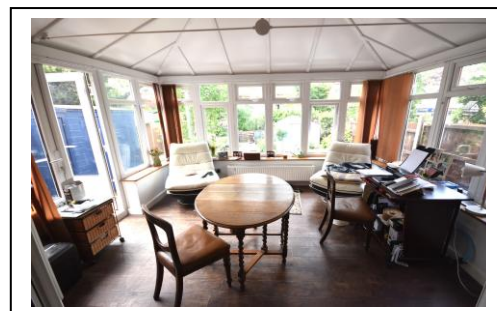
**Bedroom Three** 9' 10" x 7' 10" (3m x 2.4m)

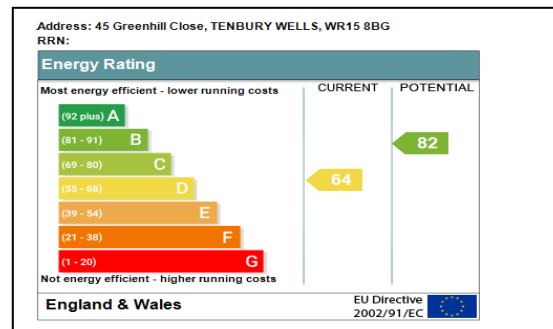
double bedroom with a radiator and window to the rear elevation

**Outside**

there is driveway parking to the front, outside water tap and power points. The rear gardens can be accessed through the boot room and has a patio area, power points, security lights, lawned area and mature pretty planted borders. There are two garden sheds and a spacious workshop

- (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  
613 sq. ft. (56.9 sq.m.) approx.

1ST FLOOR  
465 sq. ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq. ft. (100.1 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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