

**Swan Villa
1 Church Street
Tenbury Wells
Worcestershire
WR15 8BP
£995 PCM**

**MARY STONE
PROPERTIES**



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A wonderfully light and spacious Grade II Listed unique property located on the popular Church Street.

An end terrace character property, the exposed beams and feature fireplaces are lovely features in this property.

Swan Villa provides generous living accommodation with three double bedrooms and a second floor attic room, upstairs family bathroom and on the ground floor a light and spacious living room, kitchen, second reception room with access to a cellar, and there is a further room ideal as an office.

There is a pretty and private garden to the rear with the addition of gated access for off road car parking and two outbuildings perfect as a workshop and/or storage.

Mains gas central heating, mains drainage and electricity. Council Tax Band E.

Important Information: This property does have a previous history of flooding to the ground floor.

Living Room 13' 9" x 16' 1" (4.2m x 4.9m)

tiled flooring, exposed beam, dual aspect window, radiator, tv aerial

Kitchen 9' 2" x 10' 10" (2.8m x 3.3m)

matching range of fitted wall and base units with laminate work tops, one and a half bowl stainless steel sink, plumbing and space for washing machine, space for an electric cooker, dual aspect windows, tiled flooring, radiator

Second Reception Room 11' 10" x 13' 5" (3.6m x 4.1m)

wooden flooring, feature fireplace, exposed beam. Bay window allows for a lot of light to enter the property and looks out to the lovely garden. Door leads downstairs to the cellar, and a further door opens to the rear garden

Cellar

stairs down to the cellar, with overhead light

Office 8' 10" x 10' 10" (2.7m x 3.3m)

a great addition with wooden flooring, tv aerial and telephone point, radiator

First Floor Landing

having fitted carpet, airing cupboard with slatted wooden shelving and hot water tank, further cupboard housing Worcester Greenstar condenser boiler

Bedroom One 14' 5" x 10' 6" (4.4m x 3.2m)

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

Bedroom Two 11' 2" x 10' 2" (3.4m x 3.1m)

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

Bedroom Three 9' 6" x 9' 6" (2.9m x 2.9m)

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

Family Bathroom 6' 7" x 10' 6" (2.0m x 3.2m)

white suite comprised of wc, pedestal basin, bath with a thermostatic shower and taps with a shower attachment, exposed beam, window to the rear elevation, extractor unit and radiator. Sloping eaves with restricted head height

Second Floor Attic Room 9' 2" x 25' 7" (2.8m x 7.8m)

stairs lead up to the second floor attic room having fitted carpet, sloping eaves with some restricted head height, exposed beams, over head lights, two windows to the rear elevation

Rear garden

good sized private lawned garden with planted borders, there is a passage to the front with a lockable door, patio area, garden shed, outside tap and gated access to the rear provides an off road parking area

Outbuilding One 12' 2" x 9' 10" (3.7m x 3.0m)

brick build outbuilding, work bench, electric points, and over head light

Outbuilding Two 11' 2" x 9' 2" (3.4m x 2.8m)

brick built outbuilding including electric points

(1) These particulars do not constitute part or all of an offer or contract.

(2) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(3) Potential tenants are advised to recheck the measurements before committing to any expense. Please contact us to arrange a viewing.

