

**12 Swan Lane
Burford
Tenbury Wells
Worcestershire
WR15 8AU**

**MARY STONE
PROPERTIES**



Offers in the region of £275,000 Freehold



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Lovely spacious family semi detached family home offering accommodation of a kitchen/diner, living room, downstairs WC, good size garage and on the first floor there are three bedrooms and a shower room.

There is ample driveway parking to the front of the property and an enclosed passageway leads to the rear gardens having a patio seating area and a lawned area.

This property has the benefit of solar panels, mains gas central heating, fully double glazed and mains drainage.

Located close to Burford Primary School and a short distance from the town centre of the market town Tenbury Wells.

Entrance Porch 2' 4" x 6' 11" (0.7m x 2.1m)
having a ramp (removable) and a fitted carpet

Entrance Hall 5' 3" x 5' 11" (1.6m x 1.8m)
fitted carpet, radiator, telephone point, useful coat and shoe cupboard

Living Room 12' 10" x 12' 10" (3.9m x 3.9m)
having a fitted carpet, radiator and window to the front elevation

Kitchen/Diner 9' 10" x 15' 5" (3m x 4.7m)
matching range of fitted wall and base units with laminate worktops, integrated appliances include a double oven, hob with an extractor unit over, dishwasher and an under counter fridge, one and a half bowl composite sink, walk in pantry with shelving, radiator, useful storage area with the consumer unit, space for a dining table and chairs, two windows to the rear elevation

WC 5' 7" x 3' 3" (1.7m x 1m)
basin, wc, radiator, Worcester mains gas combi boiler

Passageway
enclosed passageway with a door to the front and rear, door to garage

Landing
fitted carpet, access to loft space, storage cupboard with shelving, window to the side elevation

Bedroom One 11' 6" x 10' 6" (3.5m x 3.2m)
double bedroom with a fitted carpet, radiator, built in double wardrobe with cupboards over, window to the front elevation

Bedroom Two 8' 10" x 11' 10" (2.7m x 3.6m)
double bedroom with a fitted carpet, radiator, built in double wardrobe with cupboards over, window to the rear elevation

Bedroom Three 8' 6" x 8' 6" (2.6m x 2.6m)
having a fitted carpet, radiator, built in storage cupboard, window to the front elevation

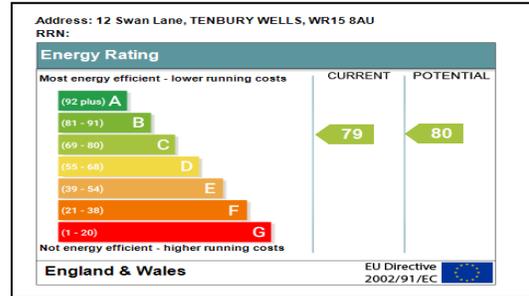
Shower Room 5' 7" x 9' 6" (1.7m x 2.9m)
white pedestal basin, wc, shower enclosure with an electric Dimplex shower, radiator

Garage 20' 4" x 8' 2" (6.2m x 2.5m)
having an up and over door to the front, concrete flooring, overhead lighting, power points and a door opens to the enclosed passageway

Lean To Storage Shed
useful storage area with space for bins and having shelving, open doorway to the passageway and a door opens to the rear gardens

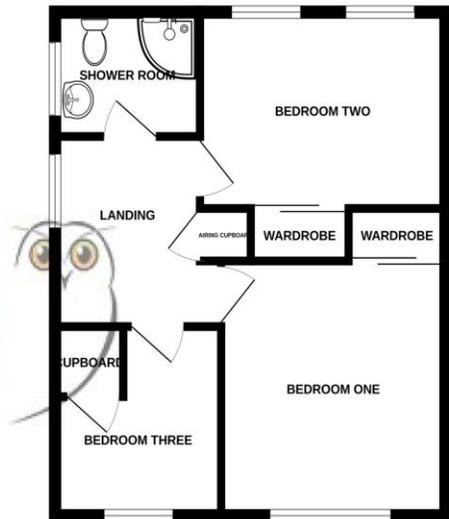
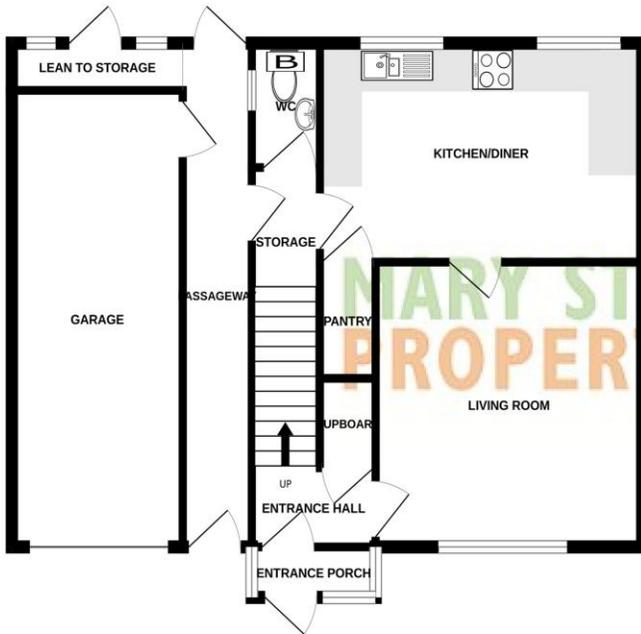
Outside
12 Swan Lane has ample driveway parking with the opportunity to create another space. To the rear of the property there is a patio area, raised gravelled seating space and lawns.

- (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
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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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