

**15 Swan Close
Burford
Tenbury Wells
Worcs
WR15 8UD**

**MARY STONE
PROPERTIES**



Offers in the region of £295,000 Freehold



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

Ideal family home located in a cul de sac setting having three bedrooms, kitchen, spacious open plan living room with a dining area, downstairs wc and a family bathroom on the first floor. The outside space is low maintenance and this modern home has an integral garage with an electric up and over door, a further generous storage area or office space with telephone points and stairs lead up to the ground floor inside the property.

It is a level walk to the centre of the pretty market town of Tenbury Wells.

Double glazed, mains gas central heating and mains drainage.

Council tax South Shropshire band D.
EPC C.

Entrance Hall 6' 7" x 13' 5" (2m x 4.1m)
having a fitted carpet, radiator

WC 2' 9" x 5' 3" (0.83m x 1.6m)
white hand wash basin and WC

Living Room/Dining Area 12' 6" x 25' 3" (3.8m x 7.7m)

open plan spacious room with a fitted carpet, two radiators, tv aerial, dual aspect windows and patio doors open to the front elevation, ample space for a dining table and chairs

Kitchen 9' 10" x 11' 4" (3m x 3.45m)
matching range of fitted wall and base units with laminate work tops, integrated mains gas hob and extractor over, built in eye level electric oven, one and a half bowl stainless steel sink, space for a dishwasher, radiator and stairs lead down to the integral garage with storage area

Integral Garage 19' 4" x 11' 6" (5.9m x 3.5m)
electric up and over door, power points, overhead lights, plumbing for a washing machine, mains gas central heating Worcester boiler, the garage is open through to the storage area

Storage Room 16' 1" x 13' 1" (4.9m x 4m)
extremely useful and flexi use storage area having power points, overhead lighting and telephone points. Stairs lead up to the kitchen

First Floor Landing

having a fitted carpet, access to loft space and window to the rear elevation

Bedroom One 12' 10" x 11' 6" (3.9m x 3.5m)
spacious double bedroom with a fitted carpet, radiator and a tv aerial. There is a built in double wardrobe with shelving and a hanging rail

Bedroom Two 11' 6" x 10' 2" (3.5m x 3.1m)
double bedroom with a fitted carpet, radiator and a tv aerial. Built in double wardrobe with shelving and a hanging rail

Family Bathroom 6' 7" x 7' 10" (2m x 2.4m)
white suite comprised of pedestal basin, WC, bath with an electric shower and glass shower screen, radiator

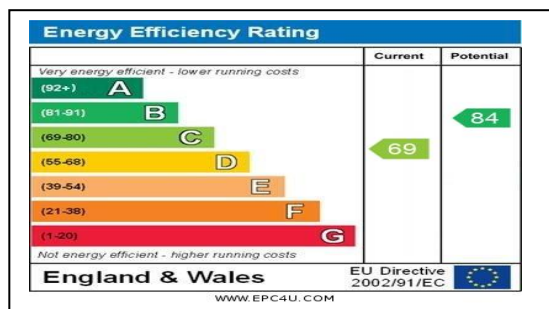
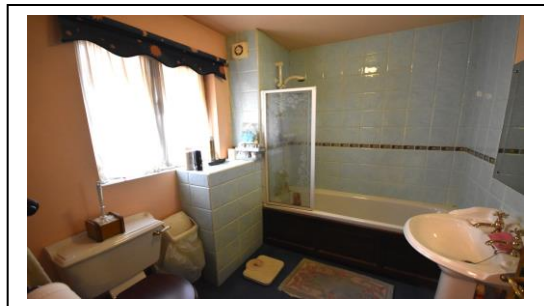
Bedroom Three 9' 0" x 7' 10" (2.75m x 2.4m)
fitted carpet, radiator and window to the side

Outside

15 Swan Close has driveway parking to the front and pretty lawns. There is a side access gate to the low maintenance rear patio with panelled fencing

- (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.

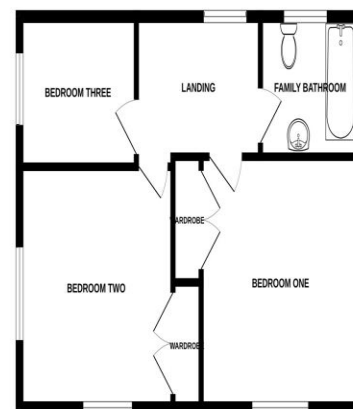
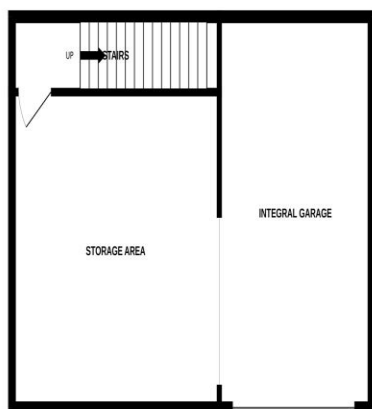




BASEMENT
497 sq.ft. (46.1 sq.m.) approx.

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 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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