

**25 Mill Meadow
Tenbury Wells
Worcs
WR15 8DX**

Offers in the region of £192,500

**MARY STONE
PROPERTIES**



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A surprisingly spacious two bedroom semi detached property set in a cul de sac location with driveway parking and lovely open views to the rear of the property. Having double glazing throughout and gas central heating. Mill Meadow is a popular family location and close to Tenbury Primary Academy School.

Double glazed and mains drainage.

The bustling market town of Tenbury is approached from all directions by driving through the rolling hills of the Worcestershire countryside. An unspoilt slice of the traditional lifestyle is to be found in our town. Tenbury is a supportive community and the majority of the shops across the high street are locally owned. We have a delicatessen, local butchers, fruit and vegetable shop to name a few. An independent cinema offers stage shows, films, pantomimes and comedians all year round. There is also a swimming pool with gym facilities, bowls club and tennis courts. Droitwich is 23 miles, Kidderminster 18 miles, Worcester 22 miles, Hereford 22 miles and Ludlow 8 miles, all offering strong transport links to London, Birmingham and the surrounding areas.

Entrance Hall 10' 10" x 5' 7" (3.3m x 1.7m)
laminate flooring, radiator and stairs to the first floor

Kitchen 10' 10" x 5' 9" (3.3m x 1.75m)
matching range of fitted wall and base units, laminate work tops, space for a gas or electric cooker with an extractor unit over, stainless steel sink and drainer, space and plumbing for a washing machine, radiator and window to the front elevation

Living Room/Dining Area 16' 2" x 11' 10" (4.94m x 3.6m)

laminate flooring, two radiators, a gas fire sits on a granite hearth with a wooden surround, patio door opens to the rear garden, useful under stairs cupboard, space for table and chairs

Landing

fitted carpet, access to loft space

Bedroom One 10' 2" x 11' 10" (3.1m x 3.6m)
generous double bedroom with views over open countryside, wooden flooring, radiator

Bathroom 6' 7" x 5' 7" (2m x 1.7m)

white suite comprised of wc, pedestal basin, bath with an electric Triton shower, radiator

Bedroom Two 9' 10" x 11' 10" (3m x 3.6m inc wardrobes)

good sized double bedroom with built-in wardrobes, fitted carpet, radiator, airing cupboard with shelving, window to the front elevation

Outside

25 Mill Meadow has driveway parking and a lawned area to the front of the property. There is gated access to the rear gardens, patio area, garden shed and lovely far reaching countryside views

(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.

