

**26 Mistletoe Row  
Oldwood Road  
Tenbury Wells  
Worcestershire  
WR15 8GB**

**Fixed Price £85,750 for 35% Share of the Leasehold**

**MARY STONE  
PROPERTIES**



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**This property is a surprisingly spacious semi detached home with three bedrooms, kitchen, lounge/diner, downstairs cloakroom, family bathroom, fenced garden, dedicated parking for two cars, access to visitors parking and low running costs. Double glazed throughout, solar panels and gas central heating. This is an ideal opportunity to purchase 35% part ownership under the Citizen shared ownership scheme. The rent is currently £373.08 pcm and this includes the service charges payable. Malvern Hills Council tax Band B.**

#### **Entrance Hallway**

a spacious hallway with laminate flooring, telephone point, radiator, under stairs cupboard and window to side elevation. A useful cupboard provides additional shelving, consumer unit and controls for solar panels

#### **Kitchen 11' 8" x 7' 6" (3.56m x 2.28m)**

a good range of matching wall and base units with a tall larder unit, laminate worktop, space for tall fridge/freezer and space and plumbing for washing machine, built in oven and gas hob with stainless steel chimney extractor, radiator, pantry cupboard and tiled flooring

#### **Cloakroom 6' 9" x 4' 1" (2.05m x 1.24m)**

white suite comprising of wall hung wash basin, low level wc, radiator and extractor. Drainage is in place to create a wet room. There is also framework in place for a hoist if needed

#### **Lounge/Diner 16' 2" x 13' 11" (4.92m x 4.25m)**

laminate flooring, telephone point, tv aerial point, radiator. There is a hidden built in frame network in place for a lift. Electric fire. Dual aspect windows, double opening patio doors lead out to the rear garden area

#### **First Floor Landing**

a lovely spacious galleried landing that also has a useful storage cupboard over the stairs and access to loft space

#### **Bedroom One 14' 1" x 9' 4" (4.29m x 2.84m)**

Fitted carpet, radiator, tv point, telephone point and ceiling light, the window to the front elevation

#### **Bathroom 8' 7" x 6' 9" (2.62m x 2.06m)**

white suite comprising of pedestal basin, low level wc, bath with Bristan thermostatic shower, radiator and extractor fan

#### **Bedroom Two 15' 10" x 6' 10" (4.28m x 3.51m)**

fitted carpet, radiator, tv point, countryside views

#### **Bedroom Three 11' 5" x 6' 8" (3.49m x 2.04m)**

fitted carpet, tv point, telephone point, radiator, countryside views

#### **Outside**

double patio doors open out from the living room to the rear garden, having a patio area to the rear and side of the property. Ample room for outside side furniture and entertaining space. The rear garden has fenced panels and the access gate.

Shed 2.45m x 2.00m

There are two designated car parking spaces and access to visitor spaces

(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.

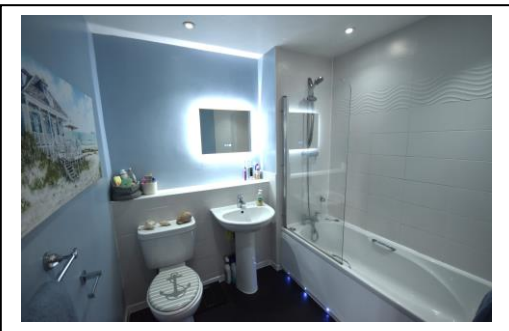
(2) These particulars do not constitute part or all of an offer or contract.

(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.

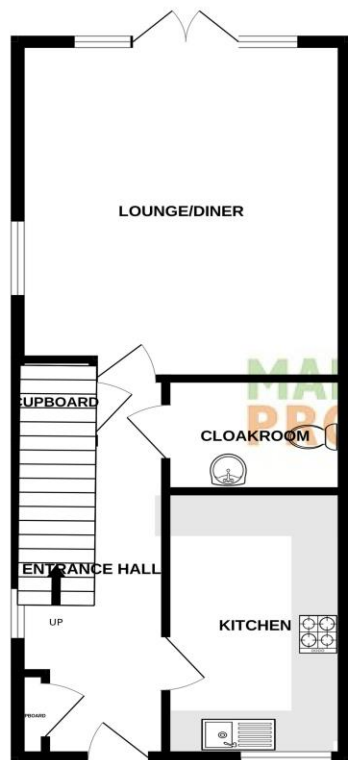
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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