

**3 St Mary's Mews
Church Street
Tenbury Wells
Worcestershire
WR15 8BP**

**MARY STONE
PROPERTIES**



Offers in the region of £150,000 Freehold



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Character end terrace property having a spacious living room, kitchen, two bedrooms with one bedroom having an ensuite and also a separate bathroom on the first floor. There is a gated entrance and parking space for one car.

Close to the bustling market town of Tenbury Wells with the majority of the shops across the high street being 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. M5 jct 5 19 miles, Droitwich is 19 miles, Worcester 18 miles (all approx) these offer strong transport links to London, Birmingham and the surrounding areas.

Entrance Hall

having a radiator and laminate flooring

Living Room 13' 5" x 16' 9" (4.1m x 5.1m including hall)

spacious room with laminate flooring, radiator, feature fireplace with a capped gas connection and an archway opens through to the kitchen. Windows to the front and side elevation

Kitchen 8' 0" x 16' 5" (2.45m x 5m including staircase)

matching range of wall and base units with laminate worktops, one and a half bowl stainless steel sink and drainer, integrated electric oven and a gas hob, tiled flooring and a radiator, stairs lead to the first floor and a window to the rear elevation

Landing

having wooden flooring and access to loft space

Bedroom One 12' 6" x 8' 6" (3.8m x 2.6m)

fitted carpet, radiator, lovely bay window allowing lots of natural light into the room, exposed beams, built in cupboard, airing cupboard with shelving and a radiator

Ensuite 3' 2" x 6' 11" (0.96m x 2.1m)

white wc, pedestal basin, shower enclosure with an electric shower

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

white suite comprised of wc, pedestal basin, bath with a glass shower screen and an electric shower over. Mains gas Worcester central heating boiler

Bedroom Two 15' 5" x 7' 9" (4.7m x 2.36m)

fitted carpet, radiator, exposed beams, built in wardrobe with shelving and a hanging rail, window to the front elevation

Outside

St Mary's Mews has a shared gated entrance and the driveway leads to one parking space to the rear of the Mews Properties.

(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.

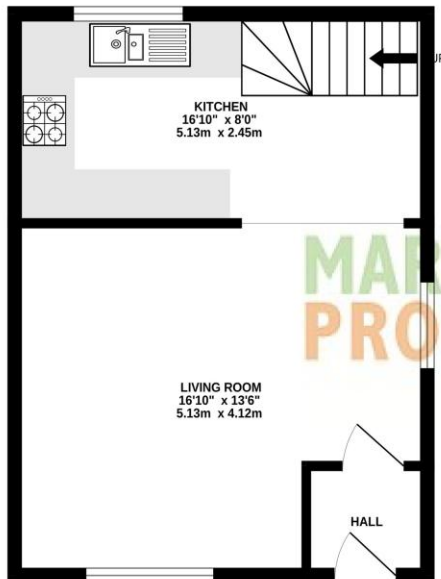
(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





EPC

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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