

**5 Spring Close
Burford
Tenbury Wells
Worcs
WR15 8NF**

**MARY STONE
PROPERTIES**



Offers in the region of £285,000 Freehold



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

Ideal family home set in a cul-de-sac location in a generous corner plot, detached with three bedrooms, family bathroom, good sized living room and a kitchen/diner. There are lawned gardens to the front, side and rear of this property, large patio area and the drive has been extended to provide ample driveway parking. Detached garage with double opening doors and lighting. Mains gas central heating, mains drainage and replacement double glazing.

Close to Burford Primary School, bus service to Lacon Childe Secondary School, Tenbury Hospital and walking distance to Tenbury Wells town. Double glazing throughout and mains gas central heating. South Shropshire Band C

Entrance Hall

fitted carpet, radiator, consumer unit

Living Room 14' 9" x 12' 2" (4.5m x 3.7m)

fitted carpet, radiator, overhead light, two windows to the front elevation allowing lots of natural light into the property

Kitchen/Diner 14' 9" x 12' 10" (4.5m x 3.9m inc stairs)

fitted wall and base unit with laminate work tops, stainless steel sink and drainer, space for an electric cooker. Wall hung mains gas central heating boiler, space and plumbing for a washing machine and under counter fridge, space for a dining table and chairs. Radiator and a door opens to the rear gardens

Bedroom One 8' 2" x 12' 6" (2.48m x 3.8m)

double bedroom with a fitted carpet, built in wardrobes and wall cupboards, radiator, window to the front elevation



Bedroom Two 7' 10" x 9' 10" (2.4m x 3m)

double bedroom with a built in cupboard over the stairs with a shelf and hanging rail. Airing cupboard with hot water tank and wooden shelving, access to loft space and window to the rear elevation

Family Bathroom 6' 7" x 6' 11" (2m x 2.1m)

white suite comprised of wc, pedestal basin, bath with an electric Triton shower over, built in cupboard with shelving, radiator

Bedroom Three 6' 7" x 9' 6" (2m x 2.9m)

fitted carpet, radiator, window to the front elevation

Garage 15' 9" x 8' 6" (4.8m x 2.6m)

concrete floor, overhead light, double doors open to the front driveway

Outside

having generous off road parking and a driveway leads to the detached garage. having good sized gardens to the front side and rear of the property laid to lawn with a large patio area there are mature fruit trees, shrubs and a garden tap

- (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.

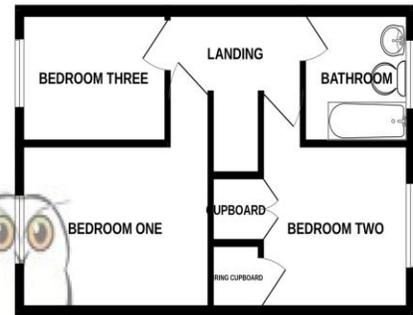
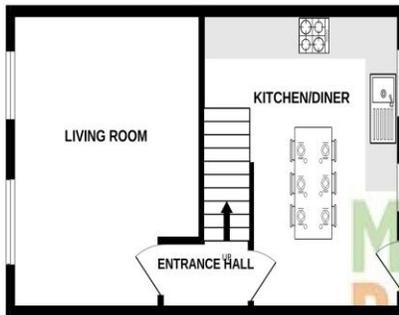




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



MARY STONE
PROPERTIES



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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.

Made with Metropix ©2023

