

**23 Oak Tree Close
Burford
Tenbury Wells
Worcestershire
WR15 8NQ**

**MARY STONE
PROPERTIES**



Offers in the region of £185,000 Freehold



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Ideal family home set in a cul-de-sac location, a generous mid terrace property with three bedrooms (two doubles and one single), good sized living room, sunroom with fitted blinds, kitchen/breakfast room, family bathroom, integral garage, rear gardens and driveway parking.

Close to Burford Primary School, Tenbury Hospital and walking distance to Tenbury Wells town.

Mains drainage, water and electricity. Electric heating and electric hot water tank.

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 Porch

tiled flooring and telephone point

Kitchen/Breakfast Room 13' 1" x 9' 6" (4m x 2.9m)

extensive range of matching fitted wall and base units with laminate work tops, ceramic sink and drainer, space for a table and chairs, tiled flooring, electric storage heater, window to the front elevation

Living Room 11' 10" x 17' 5" (3.6m x 5.3m)

good sized living room with a window to the rear elevation and sliding door to the sunroom, an electric fire sits in a feature stone surround with a wooden mantle, fitted carpet, electric storage heater

Sunroom 7' 7" x 7' 7" (2.3m x 2.3m)

door opens to the rear gardens, fitted vertical blinds, laminate flooring



Garden

having a block paved patio, lawned area, borders and two garden sheds

First Floor Landing

fitted carpet, access to loft space, smoke alarm, electric storage heater

Bedroom One 12' 2" x 10' 10" (3.7m x 3.3m)

double bedroom with a fitted carpet, fitted wardrobes and cupboards, window to the front elevation

Bedroom Two 8' 6" x 10' 2" (2.6m x 3.1m)

double bedroom with a fitted carpet, tv aerial, airing cupboard built in over the stairs with slatted wood shelving and hot water tank, window to the rear elevation

Family Bathroom 5' 3" x 6' 11" (1.6m x 2.1m)

white suite comprised of wc, vanity unit with basin, bath with glass shower screen and electric shower over, extractor fan

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

having a fitted carpet, window to the front elevation

Integral Garage 16' 5" x 8' 0" (5m x 2.44m)

having concrete flooring, overhead light, electric points, water tap, double opening doors to driveway parking

- (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.



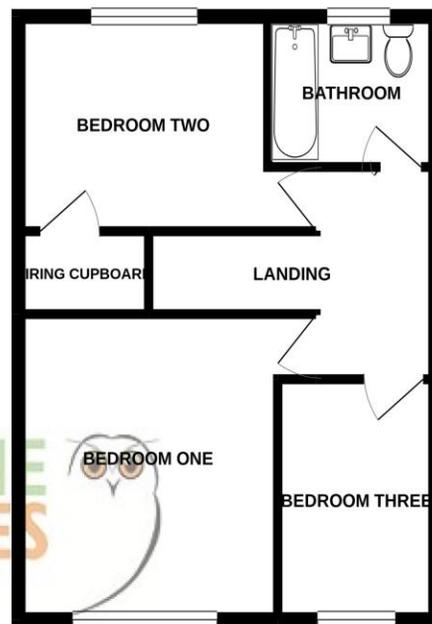


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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