

**15 Scotland Place  
Tenbury Wells  
Worcestershire  
WR15 8BT**

**MARY STONE  
PROPERTIES**



**Offers in the region of £195,000 Freehold**



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**Two bedroom end terraced home ideal for first time buyers or investment purchasers. Having a living room, kitchen/breakfast room, upstairs there are two double bedrooms and a bathroom. Refurbished kitchen, bathroom and a new mains gas central heating boiler. The rear gardens are mainly low maintenance with a garden shed. Parking is available in the communal parking area for the residents of Scotland Place. Mains gas central heating, mains drainage.**

**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 stairs to first floor, radiator

**Living Room** 16' 5" x 11' 10" (5m x 3.6m inc stairs)

fitted carpet, tv aerial, radiator and a gas fire

**Kitchen/Breakfast Room** 9' 2" x 11' 10" (2.8m x 3.6m)

matching range of fitted wall and base units with laminate work tops, composite one and a half bowl sink and drainer, integrated electric oven, ceramic hob with a stainless steel chimney style extractor over, radiator, space for table and chairs, sliding door to living room and tile flooring

**Utility Room** 4' 3" x 11' 2" (1.3m x 3.4m)

Space and plumbing for a washing machine, power points, lino flooring and a door leads to the rear gardens



#### **First Floor Landing**

access to boarded loft space and mains gas central heating boiler

**Bedroom One** 9' 6" x 11' 10" (2.9m x 3.6m)

double bedroom with a fitted carpet, radiator, tv aerial and two windows to the rear elevation

**Bathroom** 6' 3" x 6' 3" (1.9m x 1.9m)

white wc, pedestal basin, shower bath with an electric Mira Sport shower over, extractor unit and chrome towel rail radiator

**Bedroom Two** 8' 10" x 8' 10" (2.7m x 2.7m)

double bedroom with a fitted carpet, radiator, useful fitted cupboard over the stairs, two windows to the front elevation

#### **Outside**

low maintenance rear gardens having a patio area, laid to lawn and panelled fencing. There is a gate for side access, garden shed and an outside tap.

Malvern Hills District Council Tax Band B

(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.



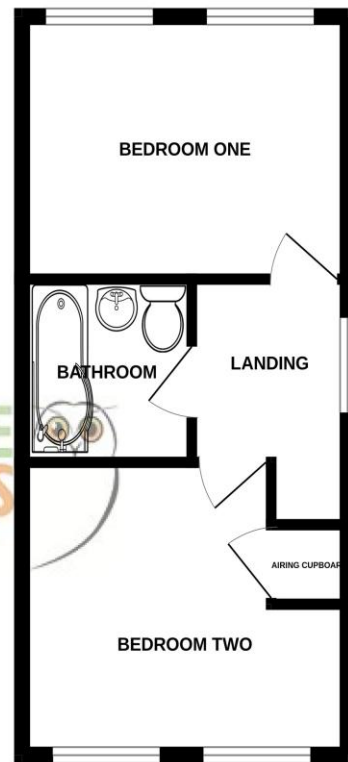


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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