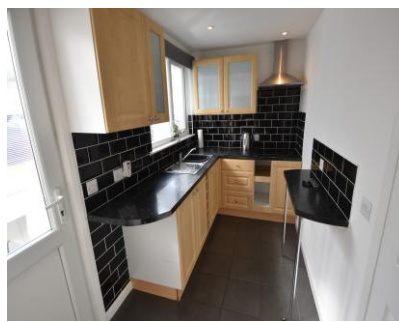


**Sunnyville  
Rochford  
Tenbury Wells  
Worcestershire  
WR15 8SL**

**Offers in the region of £350,000**

**MARY STONE  
PROPERTIES**



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#### **No Onward Chain**

**Detached bungalow built of non-standard construction, adjoining paddock, wrap around gardens, ample driveway parking, lovely views and a detached outbuilding.**

**Sunnyville has three bedrooms, living room/dining area with a log burning stove, kitchen, family bathroom and a sunroom/utility. Double glazed, private drainage and oil central heating.**

**Set in approximately three quarters of an acre.**

#### **Entrance Hall**

having a fitted carpet, radiator. Airing cupboard with shelving and a hot water tank

#### **Living Room/Dining Area 20' 0" x 11' 2" (6.1m x 3.4m at widest point)**

fitted carpet, radiator, log burning stove with a brick surround, windows to the front, side and rear elevation with lovely countryside views

#### **Kitchen 5' 11" x 10' 10" (1.8m x 3.3m)**

matching range of fitted wall and base units with laminate work tops, stainless steel sink and drainer, integrated appliances include an electric double oven, ceramic hob and a chimney style extractor

#### **Sunroom/Utility Area 7' 7" x 12' 8" (2.3m x 3.85m)**

space for a table and chairs, space and plumbing for a washing machine, oil central heating boiler, lovely views across the garden and open countryside

#### **Bedroom One 10' 6" x 10' 10" (3.2m x 3.3m)**

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

#### **Bedroom Two 10' 10" x 8' 10" (3.3m x 2.7m)**

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

#### **Bathroom 5' 5" x 7' 7" (1.65m x 2.3m)**

white suite comprised of wc, pedestal basin, corner bath with an electric Mira shower over, extractor unit and a radiator

#### **Bedroom Three/Study 8' 10" x 7' 7" (2.7m x 2.3m)**

having a fitted carpet, radiator and far reaching countryside views

#### **Outbuilding 19' 8" x 16' 5" (6m x 5m)**

a detached outbuilding with double doors, concrete flooring, power points and overhead lights

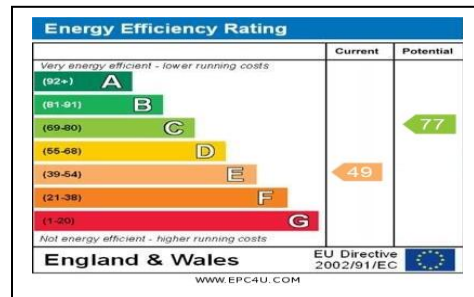
#### **Outside**

there is ample driveway parking with turning space. A detached outbuilding and gated access to the gardens. The gardens are mainly laid to lawn with pretty planted flowerbeds, hedge borders, outside water tap and lovely countryside views.

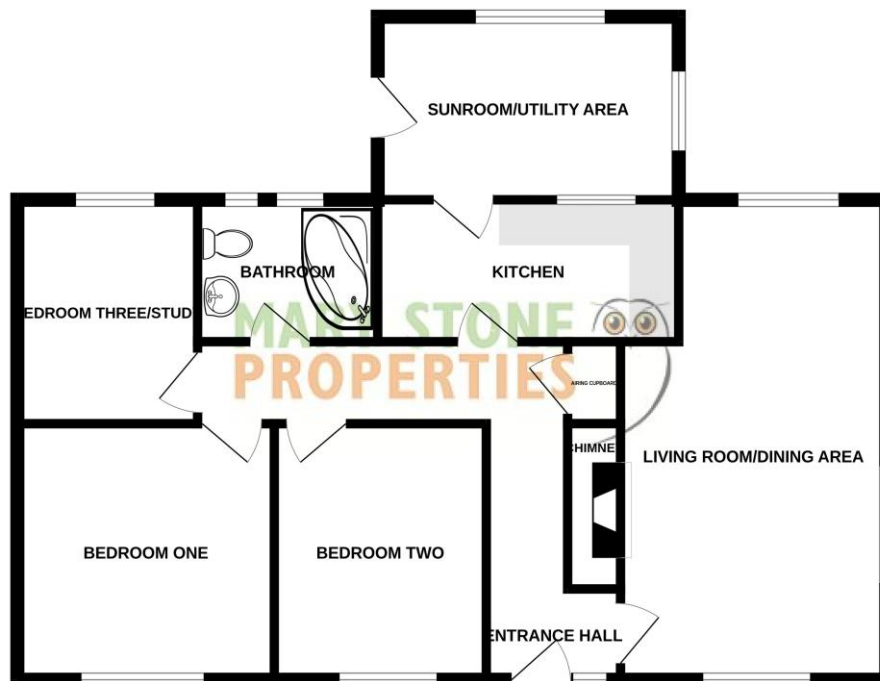
The paddock is level with hedged borders and numerous fruit trees.

- (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.





# GROUND FLOOR 819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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.  
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