

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

**Offers in the region of £229,500 Freehold**

**MARY STONE  
PROPERTIES**



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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, 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. Mains gas central heating combi boiler.

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**

tilled 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, radiator, 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, radiator

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

door opens to the rear gardens and there is laminate flooring

#### **Garden**

having a patio area, lawned area and a garden.

#### **First Floor Landing**

fitted carpet, access to loft space, smoke alarm, radiator

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

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

#### **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, window to the rear elevation and radiator

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

Shower bath, thermostatic shower with a glass screen, extractor fan, wc, and a basin.

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

having a fitted carpet, window to the front elevation, radiator

#### **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, plumbing for washing machine, Mains gas central heating combi Worcester gas boiler

(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.

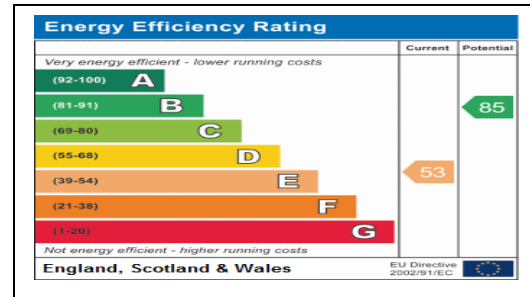
(2) These particulars do not constitute part or all of an offer or contract.

(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.

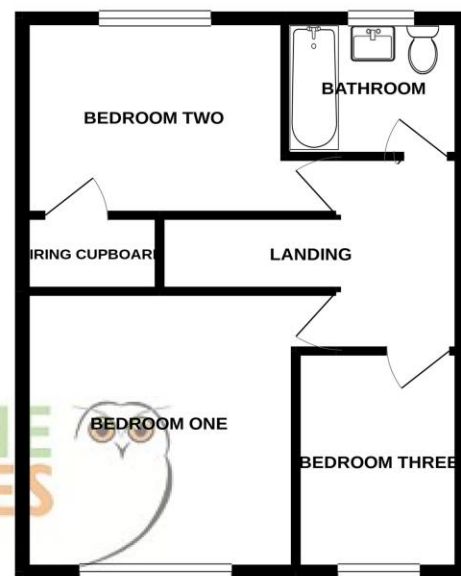
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

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



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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