

**5 Oak Tree Close  
Burford  
Tenbury Wells  
Worcs  
WR15 8NQ**

**MARY STONE  
PROPERTIES**



**Offers in the region of £245,000. Freehold**



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Three/Four bedroom semi detached property with spacious living accommodation, driveway parking and rear gardens. Located in a cul-de-sac closed to Burford Primary School and within easy reach of Tenbury Wells town amenities. Mains drainage, water and electricity. Mains gas central heating.

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**

radiator, stairs to the first floor and open plan to the kitchen

#### **Kitchen** 10' 2" x 8' 2" (3.1m x 2.5m)

fitted matching range of wall and base units with laminate work tops, composite sink, integrated Hotpoint electric oven, convection hob with an extractor unit over, space and plumbing for a washing machine, space for a tall fridge/freezer

#### **Dining Room/Bedroom Four** 12' 10" x 6' 11" (3.9m x 2.1m)

laminate flooring, radiator, understairs cupboard, window to the front elevation

#### **WC** 3' 2" x 4' 11" (0.96m x 1.5m)

wc, basin, radiator and extractor

#### **Living Room** 11' 10" x 16' 9" (3.6m x 5.1m)

spacious and light with laminate flooring, tv point, tv aerial, telephone point, radiator, window to the rear elevation and a door opens to the conservatory

#### **Conservatory** 8' 10" x 14' 1" (2.7m x 4.3m)

laminate flooring, wall lights, radiator and double patio doors open to the rear garden

#### **First Floor Landing**

fitted carpet and access to loft space

#### **Bedroom One** 12' 2" x 9' 8" (3.7m x 2.95m)

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

#### **Bedroom Two** 8' 4" x 9' 2" (2.54m x 2.8m)

double bedroom with a fitted carpet, radiator, walk-in cupboard with a hanging rail and shelving, window to the front elevation

#### **Bathroom** 5' 7" x 6' 11" (1.7m x 2.1m)

white suite comprised of wc with a concealed cistern, vanity basin unit, separate shower enclosure with a thermostatic shower, extractor, chrome towel rail radiator

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

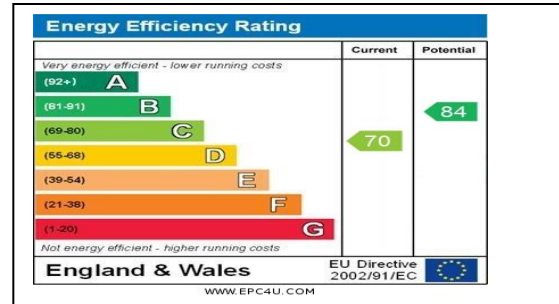
having a fitted carpet, radiator and window to the front elevation

#### **Outside**

driveway parking to the front and a side access gate leads to the rear gardens. There is a patio area, lawned area, garden shed and a gate leads out to the playing fields and Burford park

- (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.

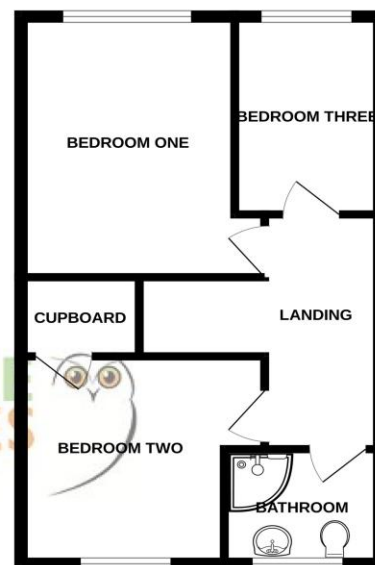




GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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