

**38 Wheeler Orchard  
Tenbury Wells  
Worcs  
WR15 8DQ**

**MARY STONE  
PROPERTIES**



**Offers in the region of £198,000 Freehold**



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Extremely well maintained three bedroom mid terrace property having driveway parking, front gardens, living room, kitchen/diner/ utility room, and a conservatory. This property has a covered porch leading to a conservatory and rear gardens with a garden shed and greenhouse. New Worcester mains gas central heating boiler, double glazing and mains drainage. Malvern Hill Council Tax Band B.

Close to Tenbury Ormiston Academy and Tenbury Academy Primary Schools. There is a local shop nearby and a bus stop for transport.

**Hallway** 8' 10" x 8' 10" (2.7m x 2.7m inc stairs) having tiled flooring, radiator, stairs to first floor and an understairs cupboard

**Utility Room** 8' 6" x 4' 3" (2.6m x 1.3m) electric points, tiled flooring and Worcester mains gas central heating boiler

**Living Room** 10' 10" x 12' 6" (3.3m x 3.8m) fitted carpet, radiator, a gas fire sits on a granite hearth and surround, a picture window to the rear elevation overlooks the pretty rear gardens

**Kitchen/Diner** 19' 8" x 7' 3" (6m x 2.2m) fitted matching range of wall and base units with laminate work tops, integrated appliances include a double oven, induction hob and an extractor over. One and a half bowl composite sink and drainer. Space and plumbing for a washing machine, radiator and window to the front elevation. A door opens to a useful pantry with shelving and power points. There is a dining room area with space for a table and chairs, a gas fire and door opens to the conservatory

**Conservatory** 8' 2" x 11' 11" (2.5m x 3.63m) tiled flooring, patio door to the rear patio area and a door opens to the covered passage leading to the front of the property

## **Landing**

galleried landing with a fitted carpet, window to the front elevation and access to the loft space with loft ladders

**Bedroom One** 10' 10" x 12' 6" (3.3m x 3.8m) double bedroom with a fitted carpet, radiator and window to the rear elevation

**Bedroom Two** 10' 6" x 10' 6" (3.2m x 3.2m) double bedroom with a fitted carpet, radiator and window to the rear elevation

**Shower Room** 8' 10" x 5' 11" (2.7m x 1.8m) shower enclosure with a thermostatic shower, vanity basin unit and a radiator. Airing cupboard with shelving and a radiator

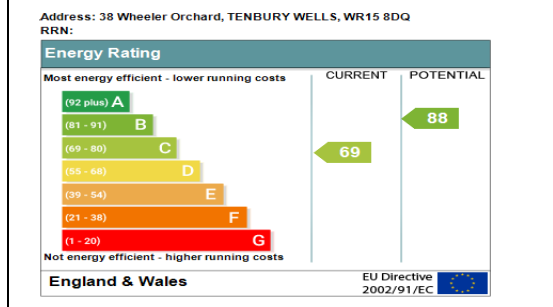
**WC** 5' 7" x 2' 7" (1.7m x 0.8m) separate WC having a window to the front elevation

**Bedroom Three** 8' 6" x 7' 10" (2.6m x 2.4m) fitted carpet, radiator and window to the front elevation

## **Outside**

38 Wheeler Orchard has driveway parking and front gardens. There is a covered passageway that leads into the rear conservatory. The rear gardens have a slabbed patio area, panelled fencing, lawn area and path leads up to a garden shed, greenhouse and a rear access gate.

- (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  
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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