

**26 Crescent Place
Tenbury Wells
Worcs
WR15 8DF**

**MARY STONE
PROPERTIES**



Offers in the region of £195,000. Freehold



77 Teme Street, Tenbury Wells, Worcs WR15 8AE
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

Two bedroom end terrace property set in a cul-de-sac location with driveway parking, useful brick built outbuilding and generous rear gardens.

Accommodation consists of a living room and a kitchen/breakfast room with a utility area. On the first floor there are two bedrooms and a family bathroom.

There is plenty of storage to include an understairs cupboard, built-in cupboard on the landing, access to loft space and a walk-in wardrobe in bedroom one.

Double glazed, mains gas central heating, mains water and electricity.

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

stairs lead to the first floor

Living Room 15' 10" x 14' 0" (4.83m x 4.27m)
having laminate flooring, understairs storage area, radiator, window to the front elevation

Kitchen/Breakfast Room 8' 4" x 15' 9" (2.54m x 4.8m)

matching range of fitted wall and base units with laminate worktops, stainless steel sink and drainer, space and plumbing for a washing machine, space for a gas/electric cooker, radiator, window to the rear elevation and a door opens to the rear gardens

Utility Area

Ideal mains gas central heating boiler, space for a tall fridge/freezer, space for a tumble dryer, electric points

First Floor Landing

fitted carpet, radiator, access to loft space, built-in cupboard with shelving

Bedroom One 10' 11" x 12' 8" (3.34m x 3.85m)
double bedroom with a fitted carpet, radiator, walk-in wardrobe, window to the front elevation

Bathroom 8' 8" x 7' 4" (2.64m x 2.23m)
white suite comprised of wc, pedestal basin, bath, shower enclosure with an electric Triton shower, chrome towel rail radiator, window to the rear elevation

Bedroom Two 8' 11" x 8' 2" (2.72m x 2.5m)
double bedroom with a fitted carpet, radiator and window to the rear elevation

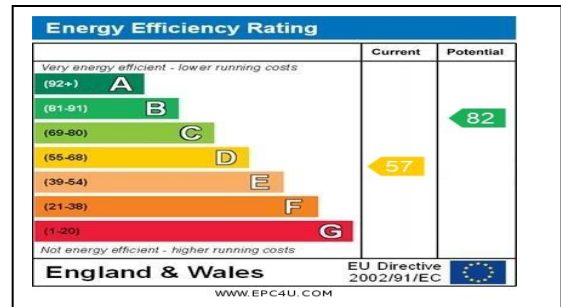
Outside

there is driveway parking to the front of the property and access to the rear gardens. Mainly laid to lawn with hedged borders, a good sized patio area and outside power points. There two brick built outbuildings and a further building containing a wc.

Agents Note: this property is end terrace and there is a right of access to the rear for neighbouring properties

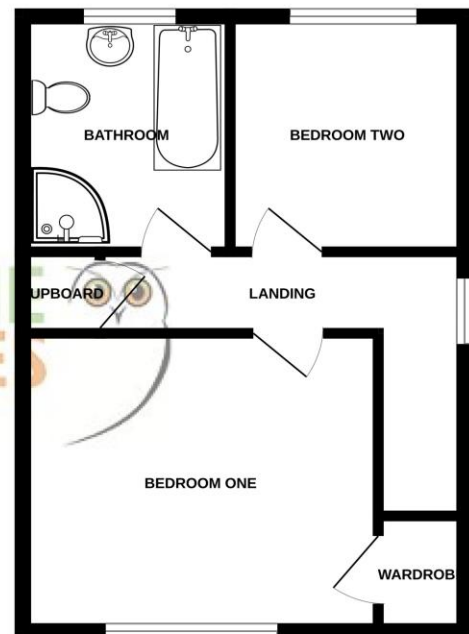
- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (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
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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.

Made with Metropix ©2024

