

**6 Crescent Place
Tenbury Wells
Worcestershire
WR15 8DF**

**MARY STONE
PROPERTIES**



Offers in the region of £140,000 Freehold



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Three bedroom mid terrace house with rear gardens and countryside views.
Double glazing, mains drainage and electricity, mains gas central heating.

The bustling market town of Tenbury is approached from all directions by driving through the rolling hills of the Worcestershire countryside. An unspoilt slice of the traditional lifestyle is to be found in our town. Tenbury is a supportive community and the majority of the shops across the high street are 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.

Droitwich is 23 miles, Kidderminster 18 miles, Worcester 22 miles, Hereford 22 miles and Ludlow 8 miles, all offering strong transport links to London, Birmingham and the surrounding areas.

Living Room 13' 9" x 12' 10" (4.2m x 3.9m)
fitted carpet, tv aerial, log burning stove and useful built in cupboard under the stairs

Kitchen 8' 2" x 15' 9" (2.5m x 4.8m)
matching range of wall and base units with laminate worktops, Worcester mains gas central heating boiler

Bathroom 10' 2" x 5' 7" (3.1m x 1.7m)
white suite comprised of wc, vanity unit with basin, shower enclosure with an electric Triton shower, fully tiled, radiator

Landing

access to boarded loft space

Bedroom One 10' 6" x 12' 6" (3.2m x 3.8m)
double bedroom with a fitted carpet, cupboard with shelving, window to front elevation

Bedroom Two 11' 10" x 7' 3" (3.6m x 2.2m)
exposed floorboards, window to rear elevation

Bedroom Three 8' 6" x 8' 2" (2.6m x 2.5m)
fitted carpet, window to rear elevation

Outside

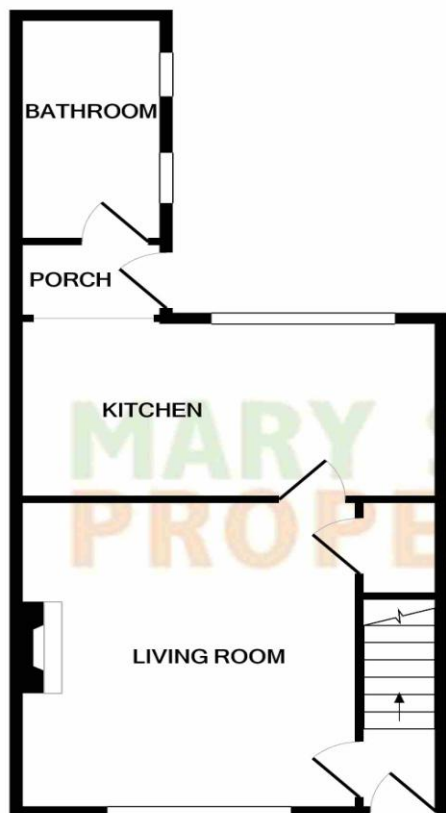
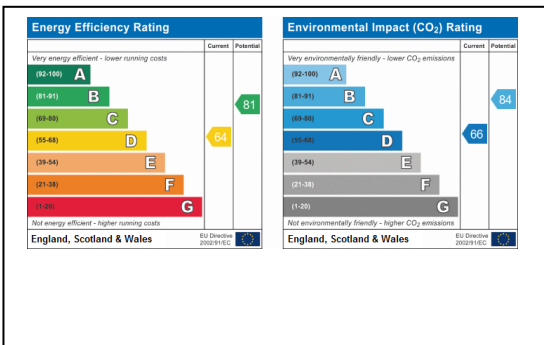
outside tap, steps lead up to a patio area, brick outbuilding and far reaching country side views

Agents Note

Number 7 Crescent Place has pedestrian access across the rear garden of 6 Crescent Place to reach the road

- (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.





1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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