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Tenbury Wells
Worcestershire
WR15 8BX

Offers in the region of £187,500 Freehold

MARY STONE
PROPERTIES



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Spacious end terrace property with a country style fitted kitchen with integrated appliances and open plan to a diner area, living room with a patio door to the rear gardens and a second reception room/third bedroom on the ground floor. On the first floor there are two double bedrooms with built in wardrobes, family bathroom and separate WC.

The rear gardens have a side access gate and mainly laid to lawn with pretty planted borders, patio with a sun awning, outside tap, garden shed and patio area.

Solar panels, mains gas central heating, mains drainage, water and electricity.

EPC D

Entrance Porch 3' 3" x 13' 1" (0.98m x 4m) having tiled flooring, coat hooks, electric wall heater, useful understairs cupboard housing the electric and gas meter

Hallway 6' 7" x 4' 11" (2m x 1.5m) spacious understairs cupboard for storage, radiator, wooden flooring

Second Reception Room/Bedroom Three 8' 6" x 11' 2" (2.6m x 3.4m) built in wardrobe with hanging rail, fitted carpet, radiator, window to the front elevation

Living Room 19' 0" x 11' 10" (5.8m x 3.6m) spacious and light room with a patio door to the rear garden, wooden flooring, two radiators, tv point and an electric fire sits in a feature brick fireplace

Dining area 6' 7" x 8' 8" (2m x 2.64m) space for a table and chairs, stable door opens to the living room, radiator, tiled flooring and open plan to the kitchen area

Kitchen Area 11' 10" x 11' 6" (3.6m x 3.5m) extensive range of country style fitted wall and base units with laminate work tops, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, integrated dishwasher and tall fridge freezer, electric cooker with an extractor over,



tiled flooring, radiator and door to the rear gardens

First Floor Landing

fitted carpet, access to loft space, cupboard housing a Worcester mains gas central heating boiler

Bedroom One 13' 1" x 9' 6" (4m x 2.9m) double bedroom with a fitted carpet, radiator, tv aerial, two built in wardrobes with hanging rails and shelving, window to the rear elevation

Bedroom Two 13' 1" x 9' 0" (4m x 2.75m) double bedroom with a fitted carpet, built in wardrobe and window to the rear elevation

Bathroom 5' 7" x 6' 3" (1.7m x 1.9m) white bath with a Mira Sport electric shower over, glass shower screen, white vanity basin with cupboards and drawers, radiator

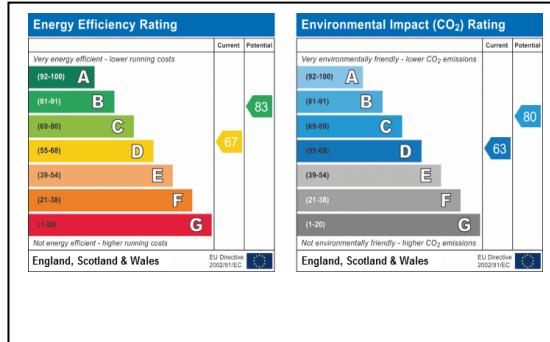
WC 6' 11" x 2' 7" (2.1m x 0.8m) white wc, corner hand wash basin, radiator and tiled flooring

Outside

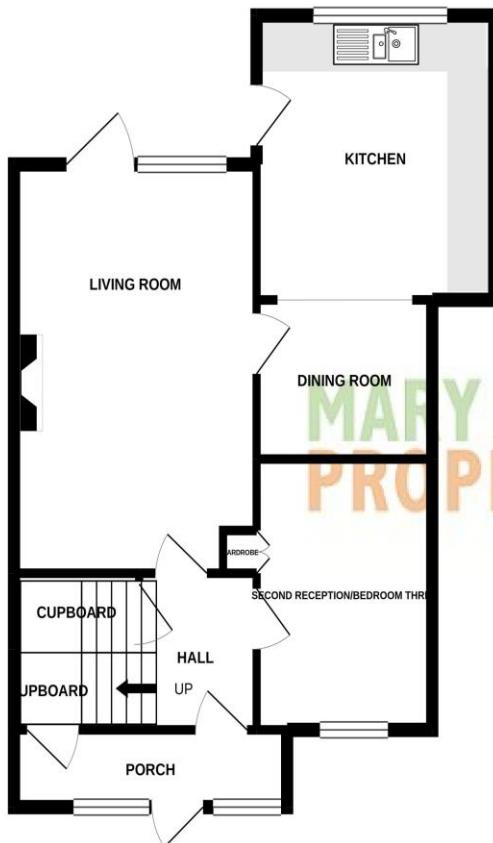
a side access gate leads into the pretty rear gardens with lawned area, pretty planted borders with flowering shrubs, outside tap and the patio area has a sun awning. Parking is available in the communal areas.

- (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.

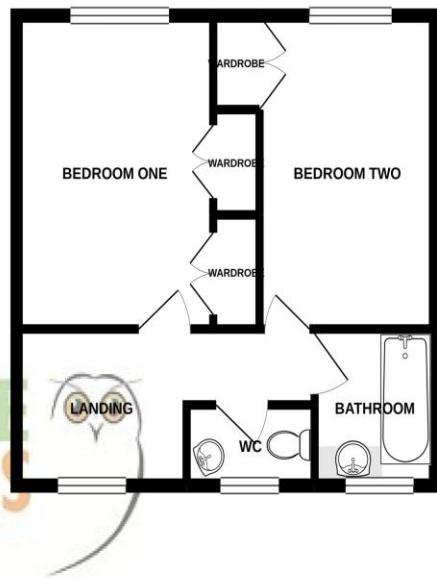




GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every care has been taken in the preparation of these floor plans, the 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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