

**Rosetor
Maryvale
Berrington Road
Tenbury Wells
Worcestershire
WR15 8EN**

**MARY STONE
PROPERTIES**



Offers in the region of £400,000 Freehold



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An immaculately presented detached bungalow with outstanding views. Spacious and light living accommodation, three bedrooms with the master having an ensuite, low maintenance rear gardens and an attached garage with sink and hot water.

Tenbury Wells offers a wide variety of shopping and services from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, builders merchant, cafes, restaurants, bars, doctors surgery, dentists, library, post office, hairdressers, beauty spas and gift shops. All located on the High Street, there are also plenty of leisure and entertainment venues. We have a beautifully restored art deco style Theatre presenting plays, comedians, pantomime and films. Tennis Courts, Bowels Club and swimming pool with gym facilities. Sapey Golf club is located 18 miles away and there are independent garages for all your motor needs. There is also a cottage hospital located in Burford.

Tenbury supports numerous good causes with many charity fund raising evenings, we also have many clubs that are friendly and eager for new members such as the art club, walkers club to name but a few.

M5 jct 5 24 miles, Droitwich is 24 miles, Kidderminster 19 miles, Worcester 23 miles, Hereford 23 miles and Ludlow 9 miles these all offer strong transport links to London (two and a half hours into Marylebone from Kidderminster), Birmingham and the surrounding areas. (approx measurements)

Entrance Hallway

having a fitted carpet, door opens to tall airing cupboard housing the Worcester gas central heating boiler

Kitchen/Breakfast Room 12' 10" x 9' 10" (3.9m x 3m)

having an extensive range of matching wall and base units with laminate worktop, plumbing for washing machine, an induction hob, built in eye level electric oven, space for tall fridge/freezer, built in pantry unit and a door leads out to the rear gardens

Living Room/Dining Area 33' 2" x 13' 5" (10.1m x 4.1m)

a beautifully spacious room with large picture window to the front giving you gentle far reaching views, there is a remote controlled gas fire sat on a stone hearth with a wooden mantle. The archway opens to a good sized dining area with sliding patio doors to the rear gardens

Master Bedroom and Ensuite 12' 10" x 11' 6" (3.9m x 3.5m)

having a fitted carpet, fitted wardrobes, chest of drawers and bedside drawers. The ensuite has a wc, pedestal basin, bath with electric Triton shower over, white towel radiator, fully tiled walls and extractor

Bedroom Two 10' 10" x 9' 10" (3.3m x 3m)

having a fitted carpet and useful walk in storage closet. This double bedroom is currently being used as a second reception room and has built in wardrobes, and TV aerial

Shower Room 5' 11" x 5' 7" (1.8m x 1.7m)

Separate glass shower enclosure with electric Triton shower, built in vanity unit with centre taps and a cupboard underneath, a curved towel rail and fully tiled walls

WC

separate white wc with a built in vanity unit with basin

Bedroom Three 10' 6" x 9' 10" (3.2m x 3m)

a double bedroom with fitted carpet, a range of built in furniture including wardrobes, over head wall units and chest of drawers, this room also has lovely far reaching views

Garage 19' 8" x 15' 1" (6m x 4.6m)

an extra wide garage with a fitted basin unit and sink running hot water, a fitted dehumidifier, electric remote controlled up and over garage door, water tap near to the front of the garage

(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.

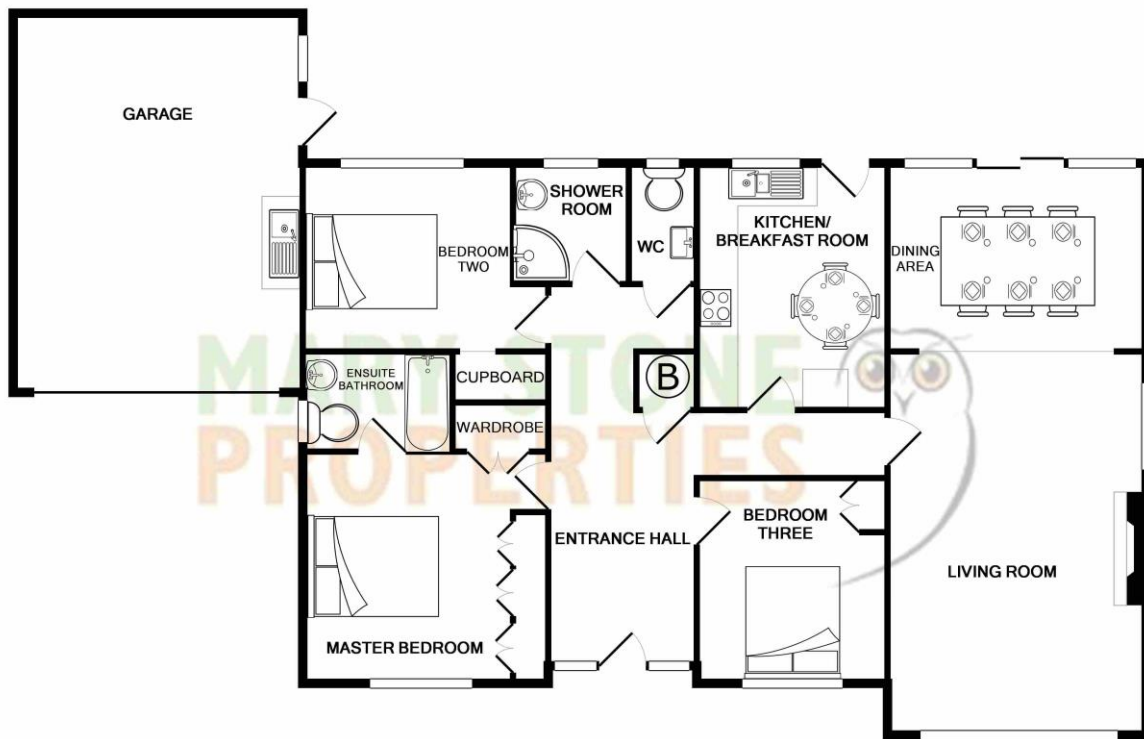
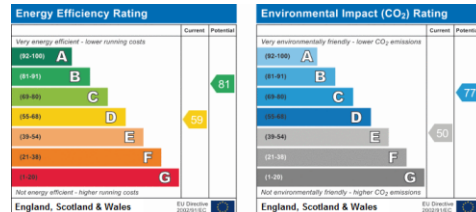
(2) These particulars do not constitute part or all of an offer or contract.

(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.



TOTAL APPROX. FLOOR AREA 1519 SQ.FT. (141.1 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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