



SAMUEL WOOD

South Mead Bromyard Road, Tenbury Wells, WR15 8BY

Offers In The Region Of £250,000



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This 3 Bedroom semi detached house is located within a popular residential area of Tenbury Wells, the property benefits from gas fired heating and a fantastic size plot has accommodation to include Reception Hall, WC, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom. Outside the property has driveway parking and a generous size rear garden. EPC Rating D

- No Onward Chain
- Driveway Parking For Up To 4 Cars
- Convenient Location Walking Distance To Town Centre
- Large Garden
- Good Local Schools Close By
- Gas Central Heating

Porch

Having two windows to frontage and door into

Reception Hall

Having wall mounted radiator and windows to frontage.

Cloakroom

Having WC and wash hand basin in suite of white, electric heater and window to side elevation.

Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, 1 1/2 bowl sink drainer unit, integrated 4 ring gas hob with extractor positioned above, integrated oven and planned space for fridge freezer, washing machine and/or tumble dryer/dishwasher. Wall mounted radiator and windows to side elevations with door to rear garden.

Dining Room

With feature electric fire, wall mounted radiator windows and door to rear garden, archway then leading to

Living Room

With feature electric fire, wall mounted radiator and bay window to frontage.

Bedroom 1

Having wall mounted radiator and bay window to frontage

Bedroom 2

Having wall mounted radiator and window to rear elevation

Bedroom 3

Having wall mounted radiator and window to frontage.

WC

Having WC in white, electric heater and window to side elevation.

Bathroom

Having pedestal wash hand basin and bath with shower over, fitted storage cupboard. In here is also the Worcester boiler, wall mounted radiator and window to rear elevation.

Outside

When you arrive at the property you are greeted by a fantastic size driveway, with space for 4 cars and could potentially be made bigger by removing the lawn areas. Gated side access then leads to the rear garden. Directly off the property there is a patio and decking area, the rest of the garden is laid to lawn and is a fantastic size ideal for a keen gardener or young family.

Services

Mains electricity, water, drainage and gas. Windows are UPVC double glazed.

Broadband speeds:
Basic: 15 Mbps
Superfast: 80 Mbps

Flood Risk: No Risk

Local Authority

Malvern Hills
Council Tax Band C

Tenure

Freehold

To View This Property

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office
01588 672728

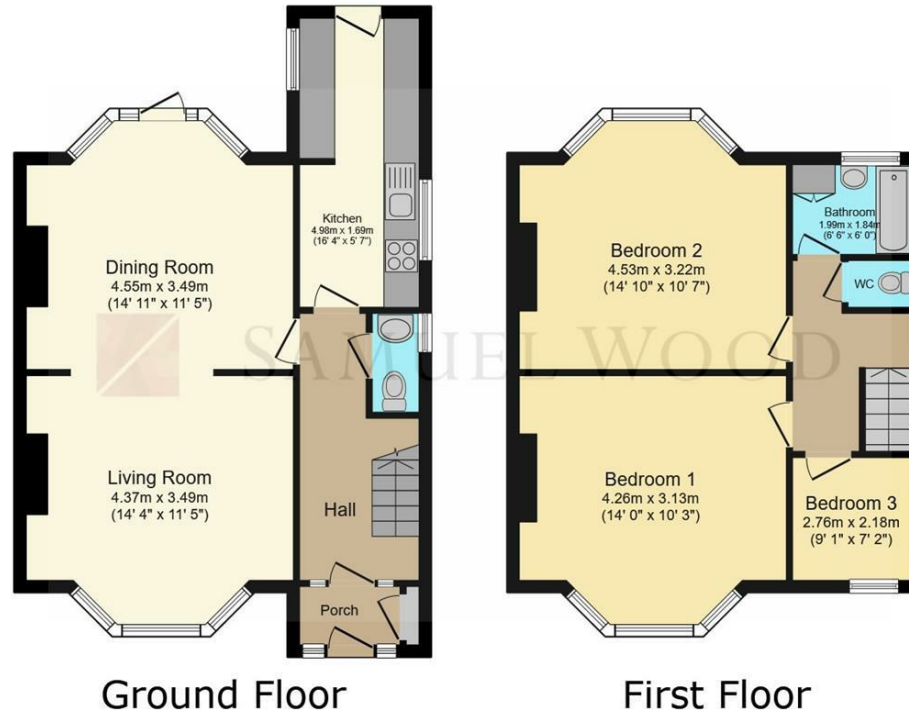
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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