

Holters

Local Agent, National Exposure

16 Old Bowling Green Close, Burford, Tenbury Wells, WR15 8RD

Offers in the region of £289,950



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STUNNING INTERIOR! This semi-detached house is immaculately presented and offers 4 good-sized bedrooms, off road parking, an integral garage, a south-west facing rear garden and is located within walking distance of the town centre facilities.

Key Features

- Semi-Detached Modern House
- 4 Good-Sized Bedrooms
- High-Quality Finishings
- Immaculately Presented Accommodation
- South-West Facing Rear Garden
- Off Road Parking
- Integral Garage
- Popular Cul-De-Sac Position
- Approx. 400 Yards From Town Centre

The Property

16 Old Bowling Green Close is a beautifully presented house situated within a popular modern cul-de-sac and walking distance from Tenbury's vibrant town centre and local schools. The property is part of Burford Village, which adjoins the historic town of Tenbury Wells directly on the Shropshire/Worcestershire county border.

Originally built in 2002, the house has undergone significant refurbishment over recent years including new UPVC double glazed windows and external doors, a newly installed high-quality kitchen, a new combi boiler and a total re-decoration throughout. The improvements continue outside with the addition of gravelled driveway creating more off road parking at the front and an artificial lawn for ease of maintenance at the rear.

Inside, the spacious accommodation spans over 2 stories. On the ground floor, a hallway has stairs rising off to the first floor and separate doors/doorways opening into the kitchen, integral garage, a useful W.C and the sizeable lounge-diner. A further door from the kitchen opens out to the side passage. On the first floor, a landing area gives way to all 4 good-sized bedrooms and the bathroom.

Outside, the property has a gravelled and brick paved driveway providing off road parking for 2 vehicles and leads to the integral garage. A side passage leads to a gate allowing access into the south-west facing, low maintenance rear garden, which has well-defined fenced boundaries, double doors leading into the lounge-diner and overall poses as a pleasant spot to relax within the warmer months and a secure play area for children.

The Location

Tenbury Wells, or more locally known as Tenbury, is a close knit, historic market town situated in the very north west of rural Worcestershire alongside The River Teme, which separates Worcestershire and Shropshire while the Herefordshire border is also less than a mile away.

Tenbury and the surrounding areas are known for growing hops and cider

apples and renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

A rural town, but by no means remote, Tenbury is located on the A446 and nestled between historic Ludlow (9 miles north-west), Leominster (9 miles south-west) and Kidderminster (17 miles north east). The town offers a host of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of pubs and restaurants. If you like to spend your time soaking up some local culture Tenbury plays host to a theatre - The Regal which host a number of theatrical shows, film screenings and art exhibitions throughout the year. If you are somebody that likes to participate in leisure activities then Tenbury is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, and an Bowling Club. There is also a leisure centre housing a full sized swimming pool and gymnasium. Educational facilities include a pre schools, primary schools and a high school.



Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C. Charge for 2024/25 is £1,837.82.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Ludlow - 9 miles
- Leominster - 9 miles
- Kidderminster - 17 miles
- Worcester - 22 miles
- Hereford - 22 miles

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc.

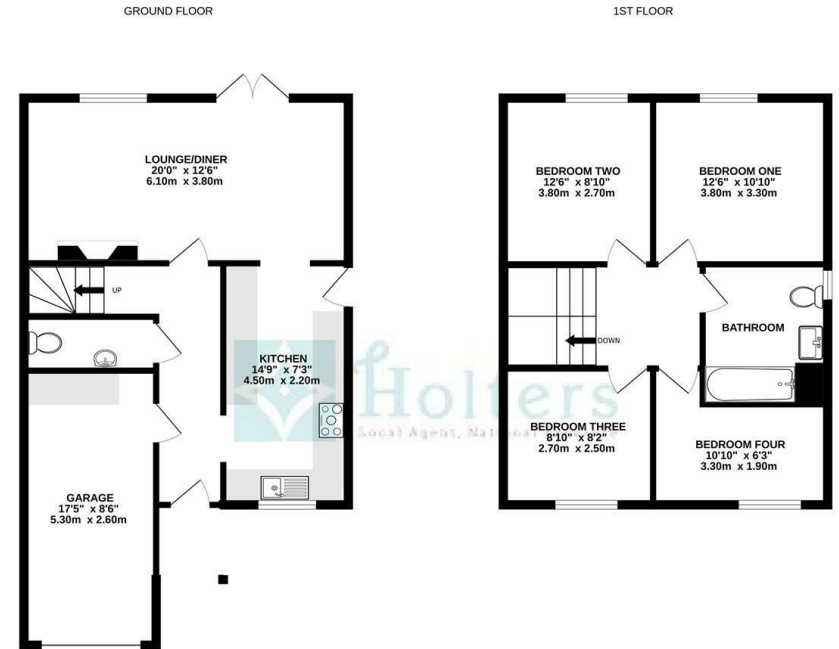
VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

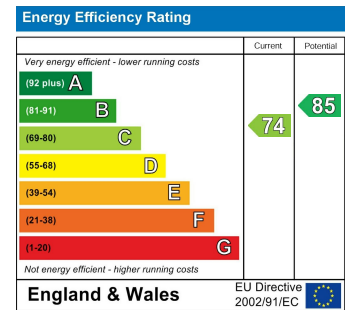
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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





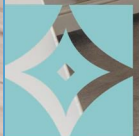
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