



Allan Morris
estate agents

**Berrington Road, Tenbury
Wells, Worcestershire.**

Burdale, 63 Berrington Road, Tenbury Wells, Worcestershire. WR15 8EL

Features

- Spacious Edwardian family home
- 4 Double Bedrooms
- 3 Reception Rooms
- Generous driveway and private gardens
- Walking distance to town centre
- Workshop and Summer House

A beautifully presented and most characterful four bedroom semi detached Edwardian family home, offering generous and flexible accommodation, situated within walking distance of the town centre, within the market town of Tenbury Wells.

Accommodation briefly comprises: Hall, downstairs W.C., Living Room, Snug, Study and Kitchen/Diner. On the first floor: Three Bedrooms and Family Bathroom. On the second floor: Further double Bedroom and useful store room.

Outside: To the front is generous driveway. To the rear is delightful well tended gardens, to include Workshop and Summer House.

LOCATION:

The property is located in the charming town of Tenbury Wells. Tenbury Wells is a delightful historic market town boasting a range of independent shops, theatre/cinema, supermarket, swimming pool and various pubs and restaurants. The town also benefits from both a Primary and Secondary School.

AGENT'S NOTE: We understand the property is subject to a Flying Freehold.





Directions:

From the City centre proceed over the river in a westerly direction and then north on the A443 Hylton Road, passing through the villages of Hallow, Holt Heath, Little Witley and Great Witley, continuing along the A443, before reaching the village Newnham Bridge, where you turn left onto the A456. Follow the road until you reach Tenbury Wells, before taking a left hand turn over the River Teme into Teme Street. Follow the road around to the right where it becomes Market Street, then take a right into Berrington Road, where number 63 will be found on the left hand side, as indicated by our For Sale board.

WAM 7227

Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

LIVING ROOM:
14'10" x 11'11"

SNUG:
18'0" x 13'4" maximum

STUDY:
11'11" x 9'11"

KITCHEN / DINER:
18'2" x 14'7" maximum

BEDROOM 1:
15'1" x 11'11"

BEDROOM 2:
15'9" x 13'0"

BEDROOM 3:
11'11" x 9'0"

BEDROOM 4:
10'5" x 8'7"

BATHROOM:
10'4" x 8'7"

WORKSHOP:
13'9" x 9'10"

SUMMER HOUSE:
9'7" x 7'7"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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