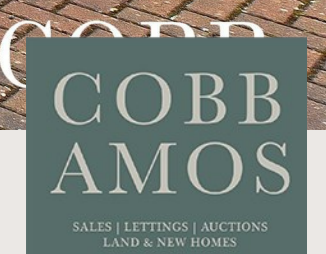


Beech Tree House

Beech Tree House, Oldwood Road, Tenbury Wells, WR15 8TA
 Price £399,950



Beech Tree House Oldwood Road Tenbury Wells

****OFFERED WITH NO ONWARD CHAIN**** An immaculately presented, detached, modern home located just outside the popular market town of Tenbury Wells. With countryside views, driveway parking and integral garaging, Beech Tree House presents as a great opportunity to purchase a 'turn key' rural home with modern comforts at a competitive asking price. Viewing is highly advised to appreciate all that this great quality home has to offer.

- MODERN, DETACHED FAMILY HOME
- IMMACULATE CONDITION
- THREE DOUBLE BEDROOMS, ONE EN-SUITE
- NHBC GUARANTEE STILL REMAINING
- GARAGE & PARKING
- COUNTRYSIDE VIEWS
- NO ONWARD CHAIN

Material Information

Price £399,950

Tenure: Freehold

Local Authority: Worcestershire

Council Tax: E

EPC: B (84)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

An immaculate, executive style red brick family home still within its 10 year NHBC guarantee, offering three bedrooms, turn key condition and integral garage. The home has a successful open plan layout with the ability to close off areas when the colder temperatures arrive and the added advantages of having bi-fold doors, wood-burner and views over looking neighboring farmland. It is being offered for sale at a competitive asking price and must be viewed to appreciate its impressive presentation and well connected location just being a short five minute drive from the market town of Tenbury Wells and forty-five minutes from the amenity packed city of Worcester and its great transport links.

Property Description

Entry is into a bright porch area with handy cloakroom. To the left is an attractive country cottage style kitchen with space for a gas hob, separate ovens, central dining and sink under a well proportioned window. Leading on from the kitchen through double oak framed glass doors is a light filled garden/living room with large bi-fold doors looking out onto the patio and views of the countryside, perfect for both morning or evening refreshments. The handsome wood-burner makes this space a cosy retreat in the cooler winter months. On the first floor are three bedrooms. The master having fitted wardrobes, views of farmland and an attractively tiled modern shower en-suite. The remaining bedrooms share a well lit modern bathroom with bath and shower over and towel rail radiator. The garage can be accessed from the main house off the hallway and has a useful sink, storage areas for utility items and cupboard housing for a washing machine and dryer. This also has access to the garden and driveway with motorised electric door and alarm system.

Garden

Easy to maintain, well fenced garden laid mainly to lawn but incorporating a patio area for private al fresco dining that overlooks views of mature trees and open farmland.

Garage & parking

The front aspect of the property is attractively paved allowing parking for several vehicles and garage access if required. This is framed with substantial red brick walling and beech hedging.

Services

All mains services connected.
Wood burner
Herefordshire Council Tax Band E

Location

Tenbury Wells is a small ancient market town situated in the very north west of Worcestershire on the A456 road. The River Teme, which runs along the edge of the town, separates Worcestershire and Shropshire and the Herefordshire border is less than a mile away. The famous 16th century, Tenbury Bridge, with its bend in the middle, crosses the Teme at one end of the main street and is considered to be the gateway to the town. Tenbury lies in an area known for growing hops and cider apples and also the rearing of cattle and sheep, for which the annual Agricultural and Countryside Show in August each year is a wonderful advertisement. Queen Victoria, who visited the area at the end of the 19th century, referred to Tenbury as, "my little town in the orchard" The affection could not have been more appropriate and the description lives on to this day.

Broadband Coverage

Broadband type Highest available download speed Highest available upload speed Availability
Standard 11 Mbps 0.9 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

What3words

What3words://pumpkin.timeless.workroom

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

Follow the A49 Ludlow Road out of Leominster and take the turning right A4112 to Kimbolton. Continue along this road through St Michaels onto OldWood Road. When approaching the 30mph zone the property can be found on the right hand side.

