



SAMUEL WOOD

Commons Edge Oldwood Common, Tenbury Wells, Worcestershire, WR15 8TF

Offers Based On £535,000



Commons Edge

Oldwood Common, Tenbury Wells, Worcestershire, WR15 8TF



- Spacious 3 bedroom detached bungalow
- Desirable location on Oldwood Common
- Just 1 mile from Tenbury Wells town centre
- Wonderfully presented and modern interiors
- Level gardens, driveway parking and integral double garage
- Fantastic view to rear elevation
- No onward chain

This extremely spacious and immaculately presented 3 bedroom detached bungalow sits in an enviable position on Oldwood Common, yet is only 1 mile from Tenbury Wells town centre. Outside the property sits on a level plot with fully landscaped gardens, parking on its driveway for 4 cars and an integral double garage. Accommodation, immaculately presented, benefits from gas fired heating and upvc double glazing to: Reception Hall with excellent storage, large Living Room with woodburner, luxurious Kitchen / Dining Room, 3 Double Bedrooms, modern En-Suite Shower Room and House Bathroom. Internal inspection essential. No Onward Chain. EPC rating D



The property sits in a rural location on the edge of Oldwood Common with views to the common at the frontage and open farmland to the rear. The location is desirable and within a short walk of the well regarded Fountain Public House whilst Tenbury Wells and all the facilities the town has to offer is just 1 mile away. The whole is more fully described as follows:

Front door

with matching side window opens into

Spacious Reception Hallway

with further window to front elevation and recessed spotlighting. Oak internal doors lead off the hallway, Cloaks Cupboard with hanging rail and shelf, Boiler Cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators together with shelving and Linen Cupboard with extensive shelving.

Also in the hallway there is access to the roof space with drop down ladder, the loft has lighting and the floor has been boarded

Living Room 17'8" 16'6" (5.40m 5.04m)

with double doors out onto the rear garden with full sized windows to either side. From here a lovely view over the farmland can be enjoyed. There is a feature fireplace with oak beam over and wood burning stove fitted.



Large Kitchen / Dining Room 21'2" x 13'5" (6.46m x 4.10m)

sits to the front of the property with double doors and window overlooking the front garden with a view over the common. There are extensive ceiling down lighters, oak effect flooring with electric underfloor heating. The kitchen area is fitted with a range of cream coloured units, oak work surfaces, ceramic deep glazed sink, Belling range cooker with extractor hood above, integrated fridge, freezer, washing machine and dishwasher. There is then a free standing island with oak work surface, this currently provides a breakfast facility but could be moved to put in a large table and chairs together if required.

Bedroom 1 13'7" x 11'1" (4.15m x 3.40m)

with double opening doors onto the rear garden and full size picture windows to either side, taking in the lovely view

En-Suite Shower Room 7'3" x 4'7" (2.23m x 1.40m)

with window to side, wood effect flooring and a modern suite in white of wash hand basin with vanity cupboard, wc and shower cubicle with shower fitted and attractive tiled splash backs

Bedroom 2 13'5" x 11'10" (4.10m x 3.63m)

with door to rear garden with matching side windows enjoying the view. An excellent range of bedroom furniture to include bedside cabinets and wardrobe with hanging rail, shelves and drawers

Bedroom 3 10'2" x 9'11" (3.10m x 3.03m)

(owners currently use as a dining room) with engineered oak floor and window to front elevation

House Bathroom 10'5" x 4'7" (3.20m x 1.40m)

with window to side, oak effect flooring and a modern suite in white of wc, large wash hand basin with vanity cupboard, panelled bath with shower screen, shower attachment and tiled splash backs.

Outside:

The property sits right on the edge of Oldwood Common and is accessed onto a newly laid driveway which provides parking for 4 cars. Off the driveway an electrically operated door opens into the Double Garage which has concrete floor, light and power fitted and across the rear of the garage there are a range of useful storage cupboards with heat resistant work surface and access to roof space. Integral door back into the entrance hall. The front garden with the property is enclosed by low fencing with view across to the common. This garden is flat, laid to lawn with stone borders and a selection of mature trees. Off the driveway a paved pathway leads to the front door and continues across the front of the property and down the side where an electric car charging point can be found and 2 garden sheds with gravelled sections. This pathway continues to the rear which has been landscaped with low maintenance in mind with large paved seating areas, level lawned garden, gravelled borders and a mature apple tree. There is low fencing to the rear elevation which takes in a lovely aspect over open farmland to the hills beyond. At the other side of the bungalow the pathway continues back to the frontage.





Services:

Mains electricity, mains water and mains gas. Private drainage system, windows are upvc double glazed, gas fired heating to radiators together with the benefit of a wood burning stove in the living room. Flood risk – very low. Broadband speeds 7 – 47 Mbps

Local Authority:

Malvern Hills Council, tax band - E

Tenure:

The property is freehold

Viewings

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

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

Directions: Driving through Tenbury Wells town centre, continue passing the High School on your left hand side, follow the road passing the Fountain Inn on your right hand side and after a short distance you come onto Oldwood Common and the bungalow is directly on the left hand side as indicated by the agents for sale sign.







Floor Plans



Total floor area 149.0 sq.m. (1,604 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

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