



# Bloore King & Kavanagh

Sales & Lettings



**Redgate Avenue**  
Tenbury Wells, WR15 8DL

**Offers Over £360,000**

No Onward Chain and Priced For a Quick Sale. A deceptively spacious property set centrally on approximately a quarter of an acre plot. Having flexible accommodation consisting of four bedrooms, kitchen/diner, two bathrooms, two reception rooms, study, separate utility room and a sunroom. The good sized gardens enjoy lovely far reaching countryside views with an elevated decking area, having a gated entrance and a long driveway provides ample parking.

Double glazing and mains gas central heating. Clear View provides you with an ideal family home, situated in a great location close to Tenbury Ormiston Academy and Tenbury Primary Academy. There is a convenience shop located close by and a bus stop. EPC E. Council Tax D.

#### **Kitchen Diner**

6.4m x 2.78m (20'11" x 9'1")

fitted matching range of wall and base units with oak wood block work tops, Belling freestanding range style cooker with an electric oven and induction hob, one and a half bowl sink and drainer with a mixer tower tap, space and plumbing for a dishwasher, space for a dining table and chairs, tiled flooring

#### **Utility Room**

2.8m x 2.8m (9'2" x 9'2")

space and plumbing for a washing machine, tumble dryer and space for an American style fridge/freezer. fitted base units with wood block work tops and a door opens to the rear gardens

#### **Sunroom**

4.66m x 2.16m (15'3" x 7'1")

a versatile sunroom currently being used as a toy room, the three windows allow lots of natural light into the property

#### **Study**

3.66m x 2.4m (12'0" x 7'10")

wall hung Worcester Bosch mains gas boiler and a useful understairs cupboard

#### **Living Room**

4.55m x 3.66m (14'11" x 12'0")

a light and spacious reception room with a large picture window overlooking the rear gardens and with far reaching views. Having a log burning stove with a feature brick surround and a fitted carpet with solid oak flooring beneath

#### **Dining Room**

3.62m x 3.35m (11'10" x 10'11")

having scope to be converted into a conveniently located accessible bedroom, solid oak flooring, telephone point and the large picture window gazes across the rear gardens having far reaching views

#### **Family Shower Room**

2.93m x 1.8m (9'7" x 5'10")

white suite comprising of wc, pedestal basin, separate shower enclosure with a thermostatic shower, extractor and radiator

#### **Bedroom One**

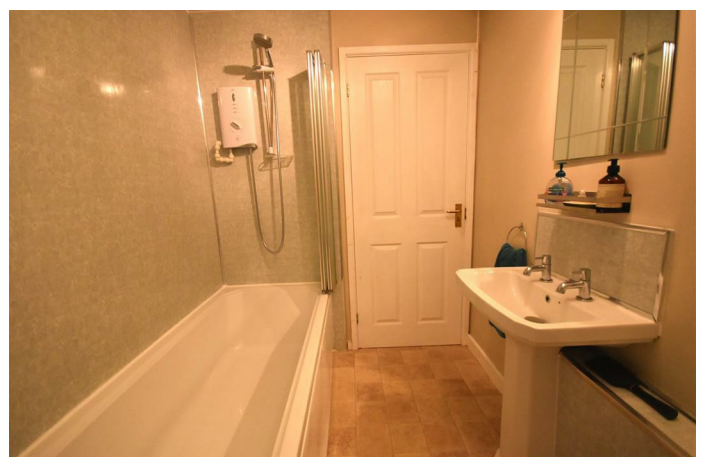
4.07m x 4.82m at widest point (13'4" x 15'9" at widest point)

double bedroom having a fitted carpet, window to front elevation, sloping eaves and useful built in cupboard providing under eaves storage

#### **Bathroom**

1.75m x 2.4m (5'8" x 7'10")

white suite comprised of wc, pedestal basin, bath with an electric Mira Sport shower over



### Bedroom Two

2.8m x 4m (9'2" x 13'1")

double bedroom with a fitted carpet, sloping eaves and window to the rear elevation giving you lovely far reaching views

### Bedroom Three

4.29m x 2.96m (14'0" x 9'8")

fitted carpet and the window overlooks the rear gardens with lovely views

### Bedroom Four

3.63m x 2.57m (11'10" x 8'5")

fitted carpet, velux window to the front elevation and a built in cupboard provides useful under eaves storage

### Outside

Clear View is set centrally on its quarter of an acre plot (approximate). The gated entrance and generous front gardens set the property back from the road and give you privacy. The long drive also gives you ample parking spaces. There is an outside water tap to the front, outdoor security lights and access to the rear gardens. The gardens are mainly laid to lawn and have matures trees, shrubs, bushes and pretty flowering plants. The rear gardens have an elevated decking area giving you lovely far reaching countryside views.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price.

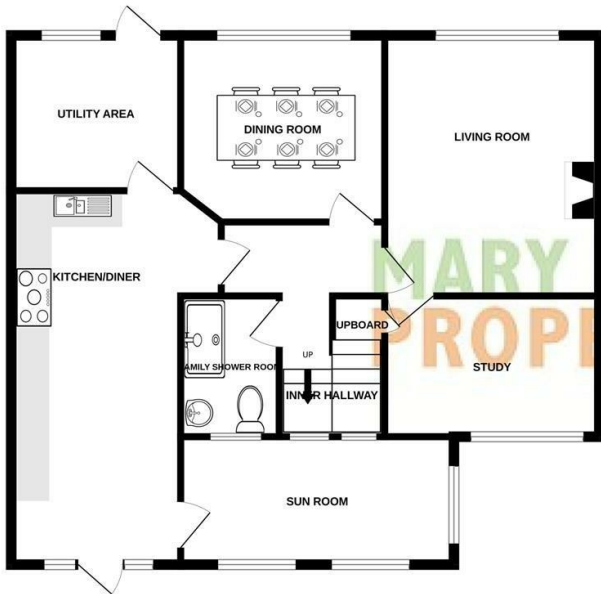
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained.

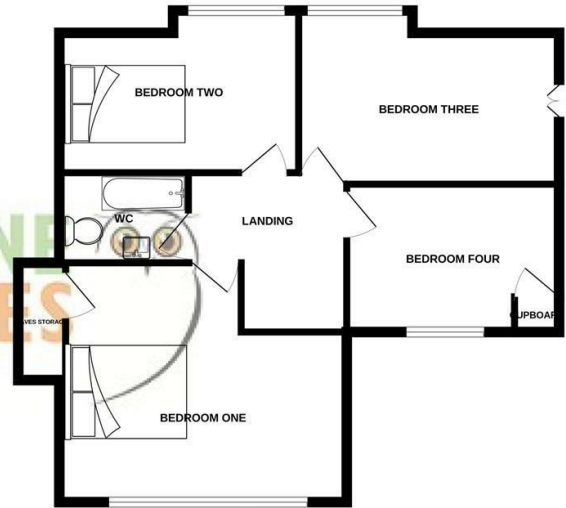
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

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.  
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