



Plot 2, 23, Blackthorn Road, Tenbury Wells, WR15 8TN  
40% Shared ownership £80,000

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# Plot 2, 23 Blackthorn Road Tenbury Wells

\*FINAL PLOT REMAINING\*

Complete property and viewings available now!

Cobb Amos are delighted to present this brand new shared ownership two bedroom home available at £80,000 for a 40% share. Full market value is £200,000. The property features full flooring throughout, front and rear gardens, private driveway and a built-in wardrobe. This is an ideal family home benefitting from idyllic countryside-living.

CALL US NOW ON 01584 700648

- FINAL PLOT REMAINING
- Available now
- Rear and front gardens
- Built in wardrobe
- Bike storage
- Private driveway
- Fully carpeted
- Quiet development
- Countryside living
- Ideal family home

## Material Information

**40% Shared ownership** £80,000

**Tenure:** Leasehold

**Local Authority:** B

**Council Tax:** New Build

**EPC:** B (83)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

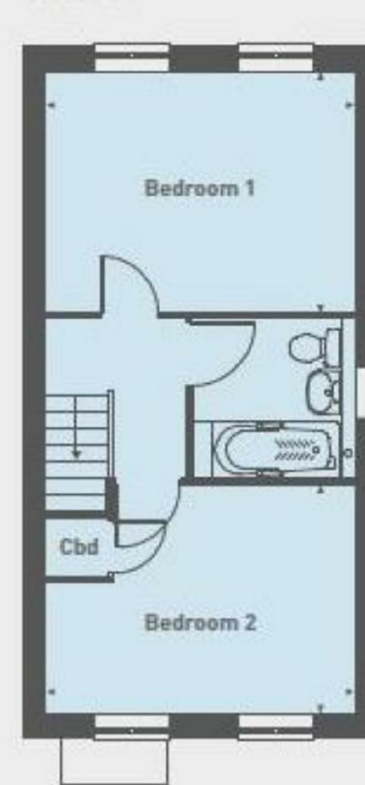
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Ground floor



First floor



## Typical 2 bedroom floorplan

### Ground floor

Kitchen  
3.20m x 2.21m (10'4" x 7'2")

Living Room / Dining Room  
4.14m x 4.12m (13'6" x 13'5")

### First floor

Bedroom 1  
4.14m x 3.22m (13'6" x 10'5")

Bedroom 2  
4.14m x 3.05m (13'6" x 10'0")

*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.*

## Introduction

Morningside is an exclusive, brand new development comprising of two and three bedroom homes for shared ownership. Nestled in the rural town of Tenbury wells, surrounded by the beautiful Worcestershire countryside. Each home is built to a superb standard and specification with well proportioned accommodation.

## The area

Tenbury Wells is a small, historic market town situated in the north west of Worcestershire, an area known for growing hops and cider apples. The River Teme, which runs along the edge of the town, separates Worcestershire and Shropshire; 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.

The town centre is a conservation area and contains a good selection of independent shops including specialist food shops selling local produce. The Round Market is open every Saturday and on Tuesdays the Country Market is open in the Scout Hut next to the Swimming Pool where you can buy plants, crafts goods and other local produce. There is also an excellent selection of places to eat and drink within the town.

## Available plots

FINAL PLOT REMAINING

## Shared ownership details

Two bedroom house available for £80,000 for a 40% share, open market value of £200,000, and monthly rent of £275.00

Eligible applications will require a connection to the UK. This means one of the following must apply to proceed

- \*Being permanently resident in the UK
- \*In permanent full time or part time employment in the UK (minimum 16 hour contract per week)
- \*Having immediate relatives who live in the UK
- \*Any other special circumstances which create a link that will be looked at on a case by case basis.

## Agents notes

Please note that all floor plans and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

## DIRECTIONS

From Ludlow head south on the A49 before turning left at The Salway Arms onto the A456 signposted Tenbury Wells. After 4.9 miles, turn right at the traffic lights onto A4112 signposted Bromyard, continue through Tenbury for 0.8 miles and turn right onto Blackthorn Road to enter the Stonewater development.



