



Cutmill Bridge, Eardiston Tenbury Wells WR15 8JN

welcome to

Cutmill Bridge, Eardiston Tenbury Wells

ONE BEDROOM SEMI-DETACHED BUNGALOWNO CHAIN***RECENTLY RENOVATED***RURAL VILLAGE LOCATION***QUIET CUL-DE-SAC***COUNTRYSIDE VIEWS***



Approach

Lawned foregarden and pathway to entrance door.

Entrance Hall

Ceiling light, access to loft via hatch and gas central heating radiator.

Lounge

15' 10" into bay x 12' 4" max (4.83m into bay x 3.76m max)

Double glazed bay window to rear aspect, ceiling light, central heating radiator and double glazed door to side aspect leading to rear garden.

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to front aspect, ceiling light, part-tiled splashbacks, built-in storage cupboard, range of wall, drawer and base units, worktops, sink, space for cooker, plumbing for washing machine and central heating radiator.

Bedroom One

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to rear aspect, ceiling light, fitted wardrobe and central heating radiator.

Bathroom

Double glazed window to front aspect, ceiling light, part-tiled splashbacks, WC, wash hand basin, bath with shower over and chrome heated towel rail.

Rear Garden

Fence enclosed boundaries, lawn, well established shrubs, countryside views and outhouse/store.

Agent Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly. Service charges apply to this property as follows; the breakdown is as follows:

Grounds Maintenance £11.79 per month

Admin Fee £1.77 per month

Please enquire with the branch where they would be happy to check what is included in the service charge

The council tax band is A.

Agent Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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- ONE BEDROOM SEMI-DETACHED BUNGALOW
- NO CHAIN
- RECENTLY RENOVATED
- RURAL VILLAGE LOCATION
- QUIET CUL-DE-SAC

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KMS115087 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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