



SAMUEL WOOD

The Ashes Stanbrook Road, Tenbury Wells, Worcestershire, WR15 8AW

Offers Based On £275,000



This three bedroom, two bathroom detached bungalow sits within a five minute walk of Tenbury Wells town centre and enjoys excellent parking, garage and level gardens to both front and rear. Accommodation benefiting from gas fired heating and UPVC double glazing includes: spacious entrance hall, living room, kitchen / breakfast room, utility room, three bedrooms, en-suite wet room and house bathroom. No onward chain

- Spacious detached bungalow
- Short walk into town centre
- Level gardens
- Garage and driveway parking
- Gas heating and UPVC double glazing
- Accommodation of 1200 sq ft
- No onward chain

Location:

The property enjoys a convenient location within a level and short walk into Tenbury town centre and the facilities the town enjoys.

Accommodation:

The property is approached into a spacious entrance hall. The living room has double doors to rear garden and window to frontage, kitchen / breakfast room has a range of matching units and ample room for table and chairs. Utility room has door to rear garden and the boiler is housed here.

There are two good size double bedrooms both with fitted wardrobes, the main bedroom has a good sized wet room with modern suite in white, bedroom three is currently set up as a dressing room with fitted wardrobes but they could be removed if required as a bedroom and the bathroom has a full suite in white.

Outside:

The property is approached through a five bar gate onto a partly gravel and partly brick frontage providing parking for several vehicles. To the roadside boundary there is a low fence, lawned garden with shrubs and trees.

The property enjoys a garage with double doors to frontage and window to side sitting at the front side of the property. There is a garden shed, whilst the rear garden is enclosed with decking across the rear, lawned garden, shrubs and trees and high board fencing.

Directions:

As you approach Tenbury from the Ludlow direction on the A456, ignore the turn on the right hand side for the town centre follow this road towards Worcester and passed the fire station, Stanbrook Road being the next turning on your left-hand side. The gravel driveway leading into The Ashes is then immediately on the right.

Services:

Services: We understand that the property has mains electric, mains water and mains drainage. Gas fired heating to radiators. Windows are upvc double glazed.

Broadband Speed: 19 to 900 Mbps

Flood Risk: very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

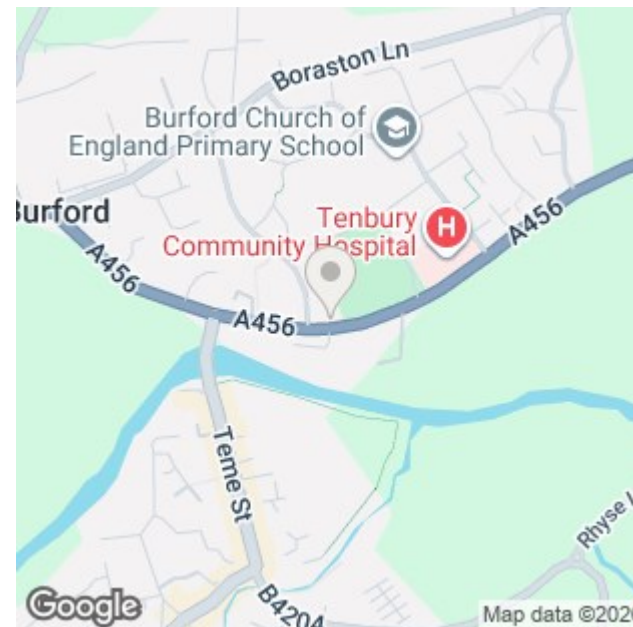
Council Tax Band: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

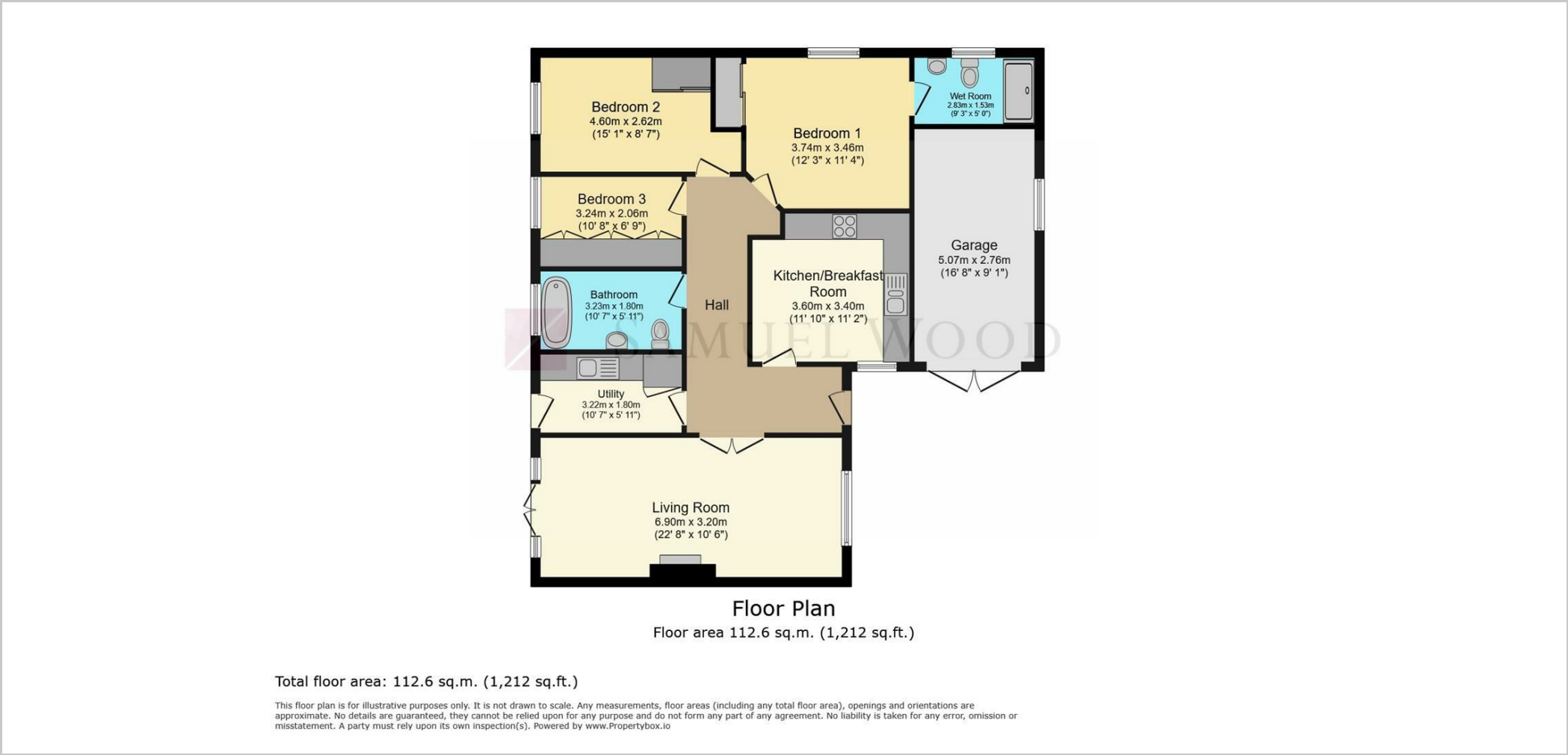
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



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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