

**8 Greenhill Close  
Tenbury Wells  
Worcs  
WR15 8BG**

**MARY STONE  
PROPERTIES**



**Offers in the region of £189,950 Freehold**



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8 Greenhill Close is a perfect home for a growing family in a quiet cul de sac location, having three bedrooms, spacious living room with dining area, second reception room, bathroom on the first floor and a ground floor shower room, ample driveway parking and low maintenance rear gardens. This property is double glazed, gas central heating, mains water and drainage. Malvern Hills Council Tax Band C

The bustling market town of Tenbury Wells is within reach with the majority of the shops across the high street being locally owned. We have a delicatessen, local butchers, fruit and vegetable shop to name a few. An independent cinema offers stage shows, films, pantomimes and comedians all year round. There is also a swimming pool with gym facilities, bowls club and tennis courts M5 jct 5 19 miles, Droitwich is 19 miles, Worcester 18 miles (all approx) these offer strong transport links to London, Birmingham and the surrounding areas.

#### **Porch**

double glazed and door opens to the entrance hall

#### **Entrance Hall**

fitted carpet, radiator, telephone point and stairs lead to the first floor. Useful tall storage cupboard with double opening doors ideal for coat and shoe storage, there is also a cupboard above and a generous understairs cupboard

**Kitchen/Breakfast Room** 10' 10" x 8' 10" (3.3m x 2.7m)

fitted wall and base units with laminate work tops, one and a half bowl stainless steel sink, built in gas hob with an extractor over, built in eye level double oven, radiator, laminate flooring and space for a breakfast table

**Living Room/Dining Area** 18' 4" x 13' 5" (5.6m widest point x 4.1m)

fitted carpet, tv point, electric fire with a wooden surround, patio doors open to the rear gardens.

Open plan to the dining area and a door opens to the rear passageway

**Second Reception Room** 16' 9" x 7' 10" (5.1m x 2.4m)

spacious room with a fitted carpet, wall mounted electric heater, electric consumer unit and window to the front elevation

#### **Shower Room**

white wc and hand wash basin, Triton electric shower over a tiled shower area, wall mounted electric heater

#### **First Floor Landing**

fitted carpet, window to side elevation, access to boarded loft space and electric point

**Bedroom One** 11' 10" x 10' 6" (3.6m x 3.2m)

double bedroom with a fitted carpet, radiator and window to the rear elevation

**Bedroom Two** 11' 2" x 10' 6" (3.4m x 3.2m)

double bedroom with a fitted carpet, radiator and window to the front elevation

**Bathroom** 7' 10" x 6' 11" (2.4m x 2.1m)

white suite comprised of wc, pedestal basin, bath, chrome towel radiator and tiled flooring. Airing cupboard with a wall hung Baxi mains gas central heating boiler

**Bedroom Three** 8' 6" x 6' 11" (2.6m x 2.1m)

single bedroom with a fitted carpet, radiator and window to the rear elevation

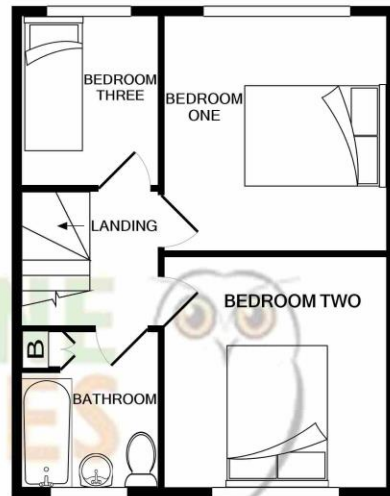
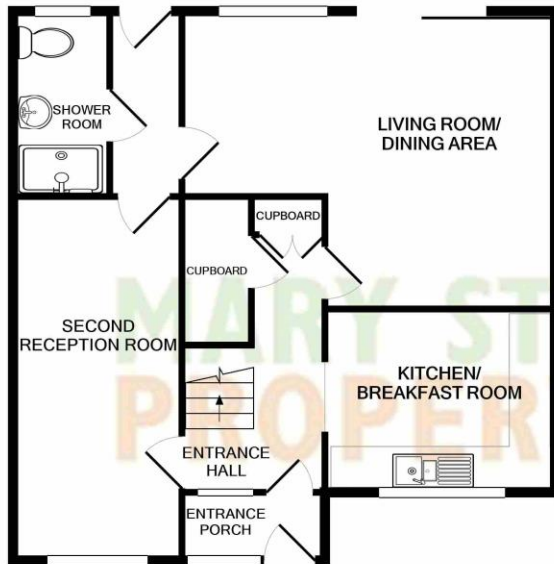
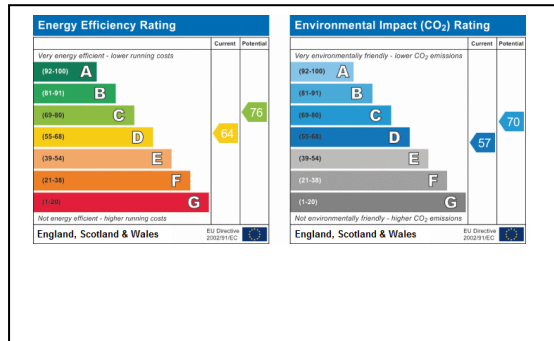
#### **Outside**

to the front of the property there is generous driveway parking, the rear gardens are low maintenance and having a patio area, gravelled area and two garden sheds.

- (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 will be 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.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- (6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







GROUND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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