

**1 Pensmill Close  
Eardiston  
Nr Tenbury Wells  
Worcestershire  
WR15 8GA**

**MARY STONE  
PROPERTIES**



**Fixed price £74,000 for 40% Share Leasehold**



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[www.marystoneproperties.co.uk](http://www.marystoneproperties.co.uk)

This beautifully presented property is a surprisingly spacious semi detached home with two double bedrooms, kitchen/breakfast room, downstairs cloakroom, family bathroom, fenced garden and a parking space. Double glazed throughout and central heating. This is an ideal opportunity to purchase 40% part ownership under Platform Home Ownership shared ownership scheme. Rent payable is £304.55 per month, service charge £3.82 per month  
**Malvern Hills council tax band B. EPC C.**

#### **Entrance Hall**

fitted carpet, radiator and stairs to first floor

#### **Kitchen/Breakfast Room** 11' 6" x 8' 6" (3.5m x 2.6m)

matching range of fitted wall and base units with laminate work tops, one and a half bowl stainless steel sink and drainer, integrated electric hob, oven and chimney style extractor, space and plumbing for washing machine, space for tall fridge/freezer, door opens to the rear gardens

#### **Living Room** 12' 6" x 12' 10" (3.8m x 3.9m)

fitted carpet, radiator, tv point, telephone point and patio doors open to the pretty rear gardens

#### **Downstairs Cloakroom** 3' 11" x 6' 3" (1.2m x 1.9m)

white wc, pedestal basin, radiator and extractor unit

#### **First Floor Landing**

fitted carpet with access to loft space. Airing cupboard with slatted wood shelving. Cupboard housing the electric combi boiler

#### **Bedroom One** 8' 10" x 10' 10" (2.7m x 3.3m inc fitted wardrobe)

double bedroom with lovely far reaching countryside views, fitted carpet, radiator, built in wardrobe with shelf and hanging rail



#### **Bathroom** 6' 1" x 7' 7" (1.85m x 2.3m)

white suite comprised of WC, pedestal basin, bath with a thermostatic shower with glass shower screen, radiator, tall chrome towel rail, extractor unit

#### **Bedroom Two** 8' 10" x 8' 10" (2.7m x 2.7m)

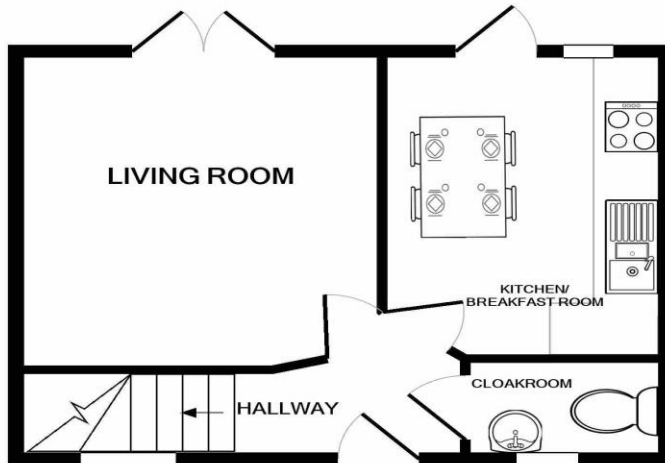
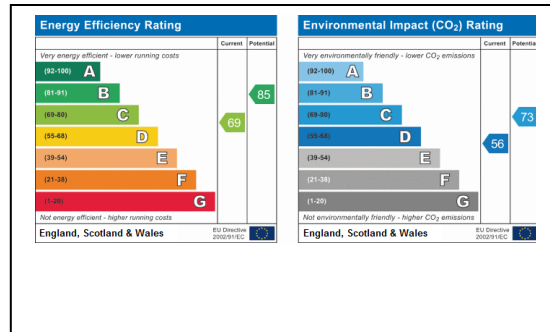
double bedroom with fitted carpet, radiator and lovely gentle countryside views

#### **Outside**

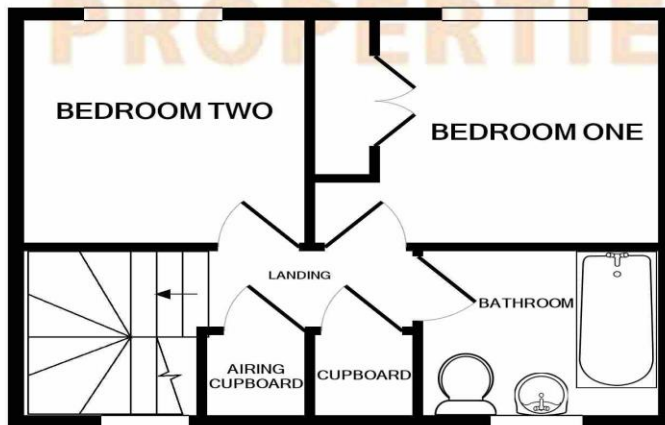
1 Pensmill Close has its own dedicated parking space to the rear of the property, the gardens are laid to lawn with a patio area and fixed gazebo. The flower beds are full of pretty shrubs and flowering plants, outside water tap, access gates to the front and rear of the property.

- (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 308 SQ.FT.  
(28.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 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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