

**1 The Willows
Tavern Lane
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8LR**

**MARY STONE
PROPERTIES**



Offers in the region of £455,000 Freehold



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The Willows is a new development of executive detached homes situated on an edge of village location in Newnham Bridge, Nr Tenbury Wells, Worcestershire. 1 The Willows is nearing completion and will be ready 1st November onwards. 2 and 3 The Willows will be available soon so please enquire for further details.

- 1 The Willows- SOLD SOLD SOLD STC
- 2 The Willows- Available for Reservation
- 3 The Willows- Available for Reservation

Register your interest in these lovely detached homes with open plan living accommodation with log burning stoves, spacious bedrooms- master with ensuite, generous sized integral garage, ample driveway parking and beautiful elevated countryside views. The Willows have been built by local craftsmen and finished to an extremely high standard throughout. Finishing touches include built in appliances in the kitchen and utility, island units with integral wine fridge and solid wood worktops, underfloor heating throughout the ground floor, ground air source heat pump, solar panels, superfast broadband and double glazing. 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.

Entrance Hallway 14' 4" x 8' 0" (4.36m x 2.44m)

having tiled flooring, smoke alarm, and a staircase leads to the first floor with a useful storage area underneath

Kitchen/Diner 30' 9" x 23' 0" (9.36m x 7m)

a spacious L shape open plan room combining kitchen, living room and dining area. Having an island in the kitchen area with a built in wine fridge, pan drawers and pull up electric points. An extensive range of contemporary wall and base units with oak wood work tops. The built in appliances include a tall freezer and separate fridge, an eye level Lamona built in double oven, ceramic five ring electric hob, a built in dishwasher and microwave. The ceramic sink has a tap with a chrome pull down spray and the window looks out over lovely countryside views. The double opening doors to the rear patio also allow you beautiful far reaching views

Living Room 30' 9" x 14' 5" (9.36m x 4.4m)

open plan from the kitchen/dining area with dual aspect windows giving you views to the front and the side, featuring a brick fire place with a wooden beam, log burning stove and ceiling spot lights

Utility Room 9' 7" x 6' 11" (2.92m x 2.1m)

having matching wall and base units to the kitchen, built in washing machine and separate tumble dryer, ceramic sink and oak wooden

work top, tiled splashback, tiled flooring and a door leads out to rear garden

WC 6' 11" x 3' 7" (2.1m x 1.1m)

wc with a hidden cistern, vanity unit with a ceramic sink and tiled flooring

First Floor

Master Bedroom 16' 1" x 15' 2" (4.9m x 4.63m)

fitted carpet, radiator, two ceiling lights, access to loft space, and the window facing ... to give you lovely far reaching views

Ensuite 9' 5" x 4' 7" (2.88m x 1.39m)

separate shower enclosure with a sliding door, Bristan thermostatic shower having a shower attachment as well as a rose head fitting, wc with a concealed cistern, vanity unit and basin, chrome radiator towel rail, ceiling spot lights, tiled flooring and the extractor has an isolator switch

Bedroom Two 14' 2" x 12' 11" (4.33m x 3.94m)

fitted carpet, radiator, ceiling light, window to the front elevation with gentle field views

Bedroom Three 16' 9" x 10' 2" (5.1m x 3.1m)

fitted carpet, radiator, window to the front elevation and countryside views

Family Bathroom 9' 6" x 10' 2" (2.9m x 3.1m)

white suite comprising of a bath with centre taps, wc with a concealed cistern, vanity unit and basin, separate shower enclosure with a Bristan thermostatic shower, chrome radiator towel rail, extractor with isolator switch and having tiled flooring

Airing Cupboard 3' 7" x 5' 3" (1.1m x 1.6m)

fitted carpet and ceiling light

Loft Room One 8' 4" x 15' 4" (2.54m x 4.7m)

sloping eaves with restricted head height, radiator, fitted carpet, and velux window

Loft Room Two 8' 4" x 10' 2" (2.54m x 3.1m)

having sloping eaves, two velux windows allow lots of natural light in and access to eaves storage

Integral Garage

Outside

1 The Willows has front driveway parking, path leads to the rear elevated patio area with beautiful countryside views. The rear garden comprises of 80 square meters of patio and 200 square meters of lawned area.

(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.

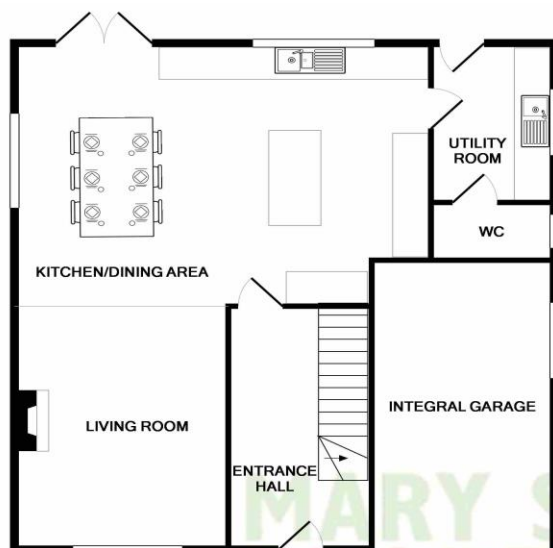
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

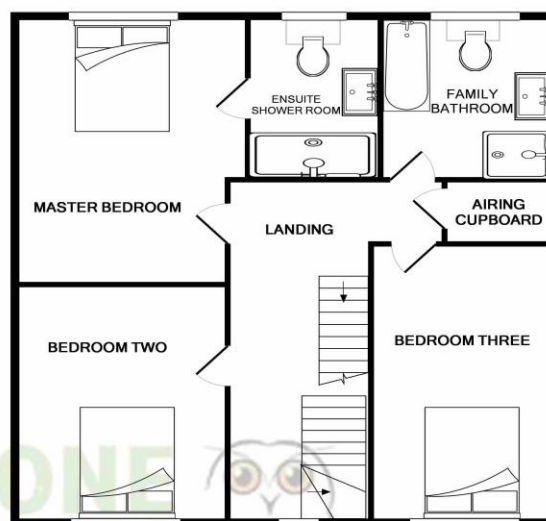
(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



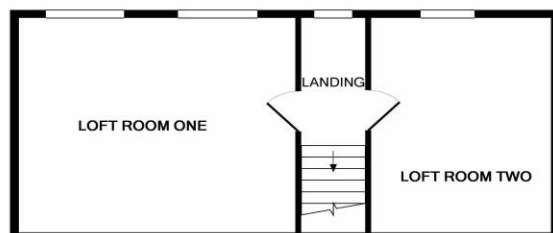
EPC TBC



GROUND FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2266 SQ.FT. (210.5 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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