

EASTERLEYS

£340,000



“A super home on the edge of town”

Tenbury Wells, Worcestershire

This immaculate, much-loved and well cared-for home sits in a friendly community on the edge of the thriving market town of Tenbury Wells. Owned since new, with 3 bedrooms, 2 bathrooms, living room, dining room and conservatory overlooking a delightful garden, Easterleys is a gem of a property, ready for its new owners.

- Much-loved home
- Immaculate property
- No onward chain
- Edge of market town location
- Parking and garage
- Generous, delightful garden



Enter the property under a pretty, canopy front porch into the hallway. Immediately to the left there is a usefully located cloakroom with stairs leading up to the first floor. A door accesses living room: a large, well-proportioned room featuring a gasfire with a decorative surround. This space is well-lit, courtesy of a large window which overlooks the front of the property; to the other side of the room an open arch connects directly through to the dining area: a space easily large enough to accommodate family get-togethers. This, in turn, leads into the conservatory, through a set of sliding patio doors. This bright and airy space connects you to the beautiful garden outside, a perfect spot to enjoy a morning coffee whilst watching the birds. A further door leads out to the patio.

The kitchen sits to the rear of the property and features a very well-maintained set of units, countertops and appliances. A picture window above the sink frames pretty views of the garden. The kitchen has open access to the adjacent utility area with additional sink and space for white goods. From here, a door accesses the garage whilst another opens out to the side of the property.

Upstairs, a central landing connects all the accommodation: there are three good-sized rooms - one with a useful ensuite shower room - as well as an additional family bathroom with a well-maintained suite.

Outside: To the front, there is a driveway providing off-street parking and an adjacent lawn area (which could be paved or gravelled to provide further parking) as well as a single garage. A pedestrian gate leads around the property to the rear. The beautiful, well-loved rear garden is generous and features a lawn area along with a variety of mature borders and shrubs.

There is a patio seating area, perfect for enjoying a summer barbecue or evening drinks. Finally, there is a useful large garden shed and greenhouse for green-fingered growers.





Area: Mill Meadow is a popular, friendly community situated on the edge of Tenbury Wells. There is a butcher's, vets, dairy and large convenience store within easy walking distance for all of life's essentials, whilst Tenbury Wells, itself, is also only a walk away. This vibrant town has an array of independent shops, cafés, public houses and restaurants as well as a primary school, high school, swimming baths, supermarket, medical services, park, cinema and mixed arts venue. For large shopping trips, the historic towns of Ludlow, Hereford, Worcester and Shrewsbury are all within striking distance.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D (Malvern Hills)
Heating:	Gas central heating
Services:	Mains gas, electric, water, drainage
Service charges:	Nil
Covenants:	General maintaining of estate aesthetic and access; parking restriction of boats, caravans and horseboxes.
Broadband:	Yes** (Fibre available)

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.