

25 BROMYARD ROAD

£350,000



“A lovely, newly-renovated home on the edge of Tenbury”

Tenbury Wells, Worcestershire

This attractive, extended, 3-bedroom property on the edge of Tenbury Wells has been tastefully renovated to incorporate new electrics, central heating and insulation on exterior walls. Freshly decorated throughout, the lovely home also features a new kitchen, modern appliances and bathroom whilst retaining the property's character features where possible.

- 3-bed semi-detached
- Newly-renovated
- Set back with ample parking
- Workshop and garage
- Walking distance to town
- No onward chain



Set back on its plot, with a lawn area to the front, a tarmac pad leads onto the recently laid decorative gravel driveway: creating ample parking space. This continues alongside the house to the newly constructed garage and workshop at the rear.

Enter through the pretty, green front door to the entrance hall with tiled flooring and stairs leading up to the first floor. There is a walk-in boiler room with plenty of storage to one side and to the other the tiled flooring continues into the sitting room; this light and airy room enjoys twin aspect windows and benefits from a newly-fitted woodburner, giving the room a warm and cosy focal point.

The kitchen has been tastefully designed to feature modern kitchen units and a useful walk-in pantry. There are floor and wall cabinets, oven, gas hob with overhead extractor fan and built-in refrigerator. The new extension creates a great dining room overlooking the rear garden - the perfect space to entertain or gather with the family at mealtimes. There is a door leading outside and a further door enters a useful utility room with WC, storage and plumbing for a washing machine.

Upstairs, all rooms lead off the central landing and a window overlooks the rear garden. There is a good-size master bedroom, two further bedrooms and a Jack-and-jill family bathroom. The bathroom is comprised of a white suite with panelled bath, shower screen with overhead shower WC and wash handbasin.

Outside: The property has a lawned garden and plenty of parking to the front as well a further lawn and gravelled area for seating at the rear garden. A great garage with workshop has been recently constructed: with lighting and electricity, this superb space could have many uses such a hobby room, gym or could even be further partitioned to create a home office.



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.



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*:	C (Malvern Hills)
Heating:	Gas central heating
Services:	Mains electricity, gas, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date

** Source: BT

EPC and floor plan available on the website.

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