

FOR  
SALE



24 Forresters Road, Tenbury Wells, Worcestershire WR15 8AT

£320,000 - Freehold

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## PROPERTY SUMMARY

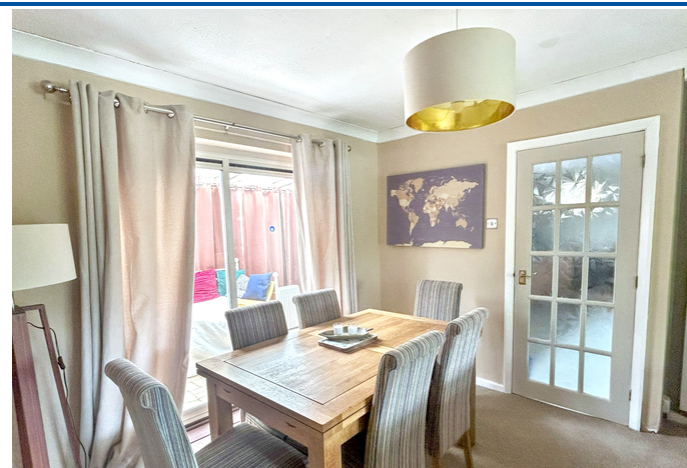
A well presented 4 bedroom link detached house recently modernised throughout, offering spacious and versatile accommodation. Situated in a corner position, a short walk from Tenbury Wells town centre.

Tenbury Wells is a historic market town in the North West of Worcestershire. The Town is within the Teme Valley and is a short drive from the towns of Kidderminster, Hereford, Worcester and Shrewsbury. Tenbury offers a good range of amenities including independent shops, sports clubs, the Regal Theatre, pubs, restaurants, Primary schools and a High School.

The property has the added benefit of double glazing, gas central heating, wrap around garden, ample off road parking and a single garage.

## POINTS OF INTEREST

- *4 bedroom link-detached*
- *Conservatory*
- *Wrap around garden*
- *Driveway parking*
- *Single garage*
- *Recently modernised*



## ROOM DESCRIPTIONS

### Entrance Porch

With double glazed entrance door into the porch, tile effect flooring and glazed door into

### Reception Hall

With vinyl flooring, ceiling light point, smoke alarm, useful under stair storage with wooden shelving, coat hooks and cupboard over, carpeted stairs leading up and door into

### Lounge/Dining Room

With fitted carpet, double glazed window to the front aspect, radiator, 2 ceiling light points, TV aerial point, feature fireplace with electric fire, double glazed sliding doors into the conservatory and door to

### Kitchen

With a range of wall and base units, ample work surfaces with tiled splash backs, 1 1/2 bowl sink and drainer unit with mixer tap over, inset electric oven, inset 4 ring electric hob, radiator, space for American style fridge/ freezer, double glazed window into the conservatory, vinyl floor covering and window to the side passage and door to the

### Office

With fitted carpet, ceiling light point, obscured window to the front aspect and fitted desk .

### Conservatory/Sun Room

With tile effect flooring, light and power, double glazed windows with sliding door opening onto the rear garden.

### Side Passage

With ceiling light point, doors to the shower room/Utility room and doors to the front and rear aspect of the property, and personnel door to the garage.

### Utility Room

With wood effect flooring, space and plumbing for washing machine and tumble drier, obscure window to the rear aspect, wall mounted electric heater, window into the garage.

### Ground Floor Shower Room

With tiled floor, low flush WC, wash hand basin, fully tiled walk in shower cubicle with electric shower fitment and shower seat, obscure window to the rear aspect, extractor fan.

### First Floor Landing

With fitted carpet, loft access hatch, ceiling light point, smoke alarm, airing cupboard housing the boiler and with wooden slatted shelving, doors to

### Bedroom 1

With wooden floorboards, double glazed window to the front aspect, ceiling light points and radiator, built in cupboard space, built in wardrobes with shelving, hanging rails and chest of drawers under.

### Bedroom 2

With fitted carpet, double glazed window to the front aspect, ceiling light points, built in cupboard with hanging rail and wooden shelf with an additional storage cupboard over, radiator.

### Bedroom 3

With fitted carpet, ceiling light point, double glazed window to the side aspect, radiator.

### Bedroom 4

Fitted carpet, ceiling light point, double glazed window to the side aspect, radiator.

### Shower Room

With white suite comprising low flush WC with tiled surround, vanity wash hand basin with mixer tap over and tiled surround, fully tiled walk in shower cubicle with mains shower fitment and sliding glazed door, vinyl floor covering, double glazed obscure window to the rear aspect, ladder style towel rail/radiator.

### Outside

To the front of the property, there is a driveway along with a stone laid additional parking area, providing space for approximately 4 vehicles. This area is attractively framed by hedging and a brick lined border filled with a variety of plants and shrubs.

To the side, is a neatly maintained lawn enclosed by hedging and a wooden fence, with further planting within a brick lined border featuring mature shrubs and seasonal plants.

The rear garden, accessed via a wooden gate, is predominantly stone laid and includes a charming corner seating area, ideal for relaxing or entertaining outdoors. A small pond adds character, and practical features include an outdoor tap and lighting. A pathway leads through the garden to the:

### Summer House

Equipped with lighting, power, and electric heating, offering a versatile space for year round use.

### Single Garage

Fitted with lighting and power, featuring an up and over front door and a rear personnel door for convenient access.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band D - £2,318.80 payable for 2025/2026

Water and drainage rates are payable.

### Directions

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

### Opening Hours

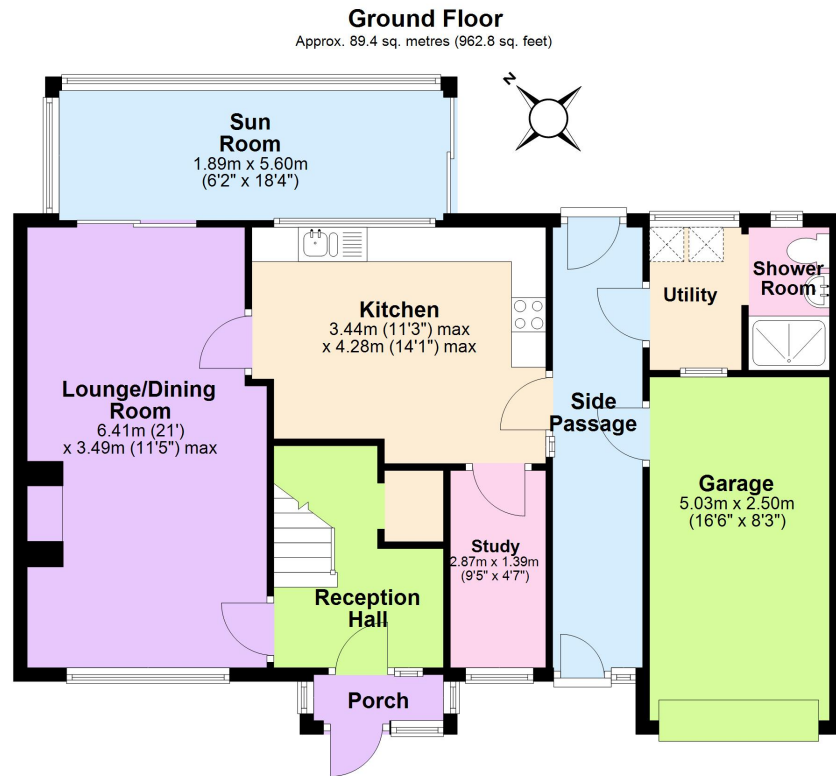
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

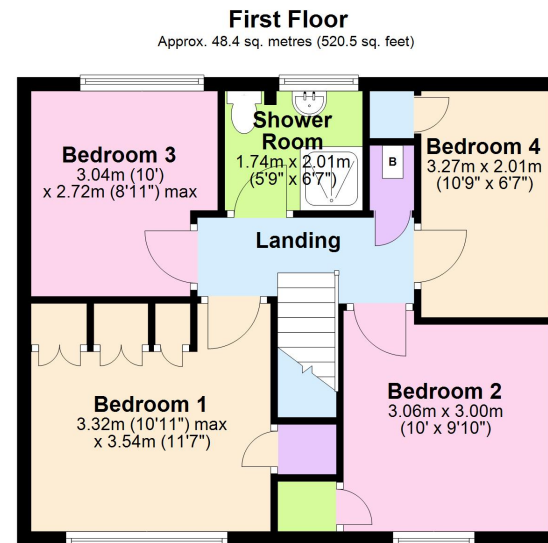
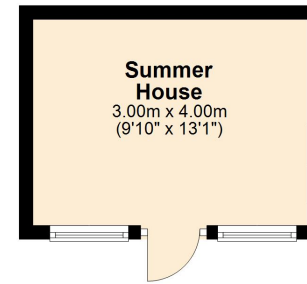
### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





**Summer House**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)  
**24 Forresters Road, Tenbury Wells**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	56
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

