



Shenstone, Tenbury Wells, WR15 8TB  
Offers Over £475,000

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## Shenstone, Tenbury Wells

A modernised detached three bedroomed bungalow sat on a level plot of approximately 0.4 acres on the edge of Tenbury Wells and only a short walk to Oldwood Common. Recently renovated and enhanced this property is ideal for someone looking for a single floor dwelling but still loves to garden.

### FEATURES

- Modernised detached bungalow
- Three bedrooms & two shower rooms
- 'U shaped' living room, dining area & modern kitchen
- Conservatory/sun room
- Large level gardens with patio & lawn
- Garage and driveway parking
- Double glazed with bi-fold doors to garden
- Gas heating



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### Material Information

**Offers Over** £475,000

**Tenure:** Freehold

**Local Authority:** Malvern Hills

**Council Tax:** E

**EPC:** D (56)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



## Introduction

Shenstone was purchased by our vendor in 2021 and over the last four years they have systematically updated the property and created a lovely home taking full advantage of the views across the rear garden. The list of improvements include new kitchen, new boiler, new windows to include bi-fold doors in the living room and patio doors in the bedroom, decorated, externally painted with new gutters and soffits and the overgrown garden redesigned to provide large but easy to maintain lawn and patio. There is genuinely very little left to do other than move in and put your feet up!

## Property Description

Enter through the front door and you are immediately into the hallway where there is a large coats cupboard and access to all rooms. Turning left along the hall the first room on the right is the living room which is a spacious room with central fireplace and inset wood burner. This room then flows into the dining area which has full height and length bi-fold doors leading out on to the patio and rear garden and is a fabulous feature. This then extends in to the modern Gloss White kitchen with contrasting work surfaces and built in dishwasher, fridge and two electric fan ovens as well as an induction hob with extractor. There is an inset 1.5 bowl inset sink with routed drainer and imaginative brass effect splash-backs and a breakfast bar.

The conservatory/sun room is located off the dining area with doors to the patio areas and a Upvc vaulted ceiling with Velux window and heating which makes this room useable throughout the year. Off the kitchen is the rear lobby where there is a well used pantry cupboard and adjacent is an additional WC. This in turn leads through to the well organised utility room which also houses the modern Worcester Bosch gas boiler. Finally returning to the main hall and on the left is the third bedroom which has dual aspect windows and overlooks the front of the property. This room can easily be adapted to become an office/study or hobbies room.

At the other end of the bungalow is a door off the hallway which leads to the bedroom area where you will find the modern shower room finished in white, another storage cupboard and then bedroom two is a double room on the left and the main bedroom is to the rear with modern double glazed patio doors leading out on to the rear garden. There is also the ensuite shower room which again is finished in white and a range of fitted wardrobes.

## Outside

The total plot extends to 0.42 acres.

The property is approached through its own private entrance on to the extensive gravel driveway providing parking for numerous vehicles and giving access to the detached garage. The front of the property is afforded privacy from the evergreen hedge to the front along with some mature shrubs and trees. There is plenty of space to offer further parking for camper van or caravan.

Gates lead to the side and rear of the property.

To the right hand side is a secure garden storage area comprising of a timber garden shed and bin store and has the potential to growing your own vegetables. There is a level patio and then pathway around the conservatory which then opens out on to a large patio suitable for al fresco dining or lounging in the sun overlooking the fabulous garden. The rear garden extends for approximately 0.25 acres and includes a fabulous level lawn garden with a few mature trees towards the rear as well as a lovely seating area. The garden backs on to further farmland and is enclosed by a mature evergreen hedge and bordered by well stocked flower & shrub borders.

## Services & Tenure

Mains services connected  
Gas central heating  
Malvern Hills District Council  
Council tax band E  
Freehold



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## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 19 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast n/a n/a

Networks in your area - EE, Airband

Source: Ofcom Broadband Checker

## Mobile coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

Tenbury Wells has all of the usual facilities that market towns normally offer including a independent shops, cafes, eating and drinking venues and supermarket. There are schools, nurseries and sports clubs to cater for most and the area is popular for tourists and locals alike who enjoy country pursuits including plenty of walks and with Oldwood Common is only a short walk from the property. Other market towns of Bromyard, Leominster & Ludlow are all within a short drive.

## Viewing arrangements

Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

## Agents note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Tenbury Wells. proceed through the town centre and follow the road around the sharp bend and continue to follow this road out of Tenbury heading along Oldwood Road. As you ascend the Hill the property is located on the right hand side approximately 100 yards before The Fountain Inn.







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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.



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