



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

WESTERLEY

BERRINGTON ROAD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EN

GUIDE PRICE

£550,000



**A MOST DESIRABLE DETACHED DORMER BUNGALOW FOR IMPROVEMENT
WITH LARGE GARDENS AND A PADDOCK IN AN ELEVATED AND HIGHLY SOUGHT AFTER
RESIDENTIAL AREA ON THE EDGE OF TOWN – IN ALL ABOUT 1.43 ACRES (TBV).**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- LARDER, UTILITY & WC
- FOUR DOUBLE BEDROOMS
- BATHROOM
- FIRST FLOOR WASHROOM
- DOUBLE GARAGE & AMPLE PARKING
- LARGE LEVEL GARDENS
- PADDOCK/ORCHARD

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.8, Ludlow – 10, Leominster – 10, Kidderminster – 19, Worcester – 22, Hereford – 22, M5 Junction 6 – 25, Birmingham – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.2 mile turn right onto Berrington Road. Proceed for 0.6 mile and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Westerley is situated on the heights of the desirable Berrington Road on the edge of town overlooking rolling farmland and is within walking distance of the town centre. The market town of Tenbury Wells offers many facilities including a variety of supermarkets, shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

Westerley is a large individual detached dormer bungalow built circa 1976 of mellow brick elevations under a tiled roof. The property offers well laid out and proportioned accommodation with extensive storage and features UPVC double glazing, oil fired central heating, large level gardens, a paddock/orchard, double garage and ample driveway parking space. In all the property extends to about 1.43 acres (tbv). The property is in need of some renovation works and would be enhanced with updating, and is offered for sale with no upward chain.

ACCOMMODATION

An inset porch with a part glazed entrance door opens into the wide entrance hall with mahogany strip wood flooring, a visitors' cloaks cupboard, a separate larger cloaks cupboard, feature mahogany stairs to the first floor and a small understairs store cupboard. The two extremely spacious reception rooms both have strip wood flooring and tiled open fireplaces. The kitchen/breakfast room has a walk-in larder with shelving, fitted wooden units incorporating a stainless steel double sink and drainer, with an integral fridge, Belling electric double oven, Bosch large ceramic hob with extractor hood over, plumbing for a washing machine, housing a floor mounted Worcester boiler with adjacent airing cupboard with tank and shelving. The adjacent utility room has space for a fridge/freezer and tumble drier, a part glazed door opening onto the front garden, a solid door to the rear parking area, and leads to a wc and a log/coal store with a service hatch to outside. There are two double bedrooms on the ground floor, one of which has fitted wardrobes and cupboards, and a bathroom with a bath with mixer shower attachment, pedestal basin and wc.

Stairs from the entrance hall rise up to the first floor landing with access to eaves storage. There are two double loft bedrooms, one of which has walk-in access to an additional eaves storage area with potential to be converted to a dressing room or ensuite subject to planning. The washroom has a pedestal basin and wc, and is large enough to create a further bath/shower room.

OUTSIDE

The gated tarmac driveway leads on around the side of the bungalow to a spacious parking and turning area and to a detached double garage (19'10" x 16'9"). The large south facing level front garden is flanked by tall hedges giving privacy and is mostly laid to lawn with attractive shrub and flower borders, and a seating area with space for pots. A path leads around the western elevation to the level rear

garden which is mostly laid to lawn with flower and shrub beds and borders, a vegetable plot, store shed (8'6" x 8'6") and a field gate opens into the paddock/orchard, ideal for sheep grazing or dog exercising.

N.B. The garage is thought to contain asbestos.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Shared private drainage.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2503-3005-8206-9867-8204>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

UPLIFT CLAUSE

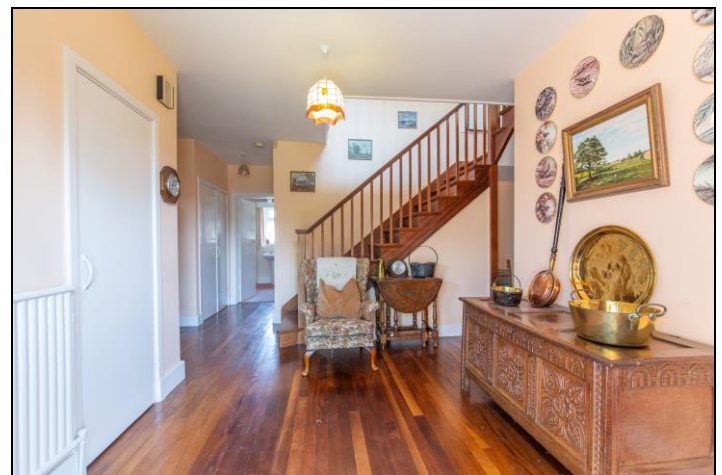
The property is sold subject to an uplift clause of 30% for 25 years payable on commencement of works in respect of any additional residential unit(s), in favour of the Vendors and their successors – please contact the Agent for further information.

VIEWING

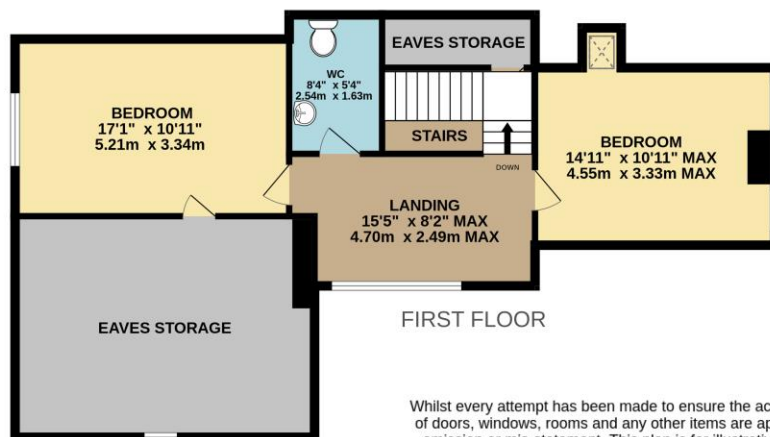
By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
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Photographs taken on 16th June 2023
Particulars prepared July 2023.
Particulars updated February 2024.

what3words: ///openly.vineyard.exit







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.