



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

PENBRYN

OLDWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TB

GUIDE PRICE

£425,000



**A DETACHED FAMILY HOUSE FOR IMPROVEMENT SET ON A LARGE PLOT
OVERLOOKING OLDWOOD COMMON.**

- KITCHEN/BREAKFAST ROOM
- SPACIOUS SITTING ROOM
- DINING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM
- AMPLE DRIVEWAY PARKING
- GARAGE, CARPORT AND STORES
- GENEROUS GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.2, Leominster – 9, Ludlow – 11, Kidderminster – 19, Hereford – 22, Worcester – 23, M5 Junction 6 – 25, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 1.2 miles the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Penbryn is set back off Oldwood Road, and enjoys views across the Oldwood Common. Oldwood is a semi-rural area with the well-regarded Fountain Inn within close level walking distance, as is Oldwood Common and a good array of dog walking opportunities. The property is just a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

Penbryn is an individual detached house constructed circa 1976 of mellow brick and tile clad elevations under a tiled roof with an attached carport and garage providing scope for extension (subject to planning), ample parking space and generous front and rear gardens. The property benefits from UPVC framed double glazing and mains services including gas fired central heating. The property would benefit from some upgrading.

ACCOMMODATION

A glazed porch opens into the entrance hall with understairs cloaks cupboard and cloakroom with hand basin and wc. The kitchen/breakfast room has a range of off white fitted units incorporating a stainless steel double sink/drain, an integral Zanussi electric double oven and Neff ceramic hob, space for a fridge/freezer and plumbing for a washing machine. The dining room has a service hatch from the kitchen. The spacious dual aspect sitting room has an open fireplace with a stone surround (not in use) and sliding patio doors opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing with an airing cupboard housing the Vaillant boiler, immersion tank and shelving. The master bedroom has a built-in wardrobe with a hanging rail and shelving, and fitted wardrobes with sliding mirror doors and a dressing table. There are two further double bedrooms, one of which has a built-in wardrobe with a hanging rail and shelving, the other with secondary access to the airing cupboard. There is a generous single bedroom with a vanity basin unit. The family bathroom has a bath with a Mira Sport electric shower over, a pedestal basin, bidet and wc.

OUTSIDE

From the road a shared access opens onto the block paved driveway with ample parking and turning space leading to the carport, and single garage with up and over metal garage door and side door, with two store rooms to the rear, all with power and light. There is additional parking for a motorhome/caravan to the side of the garage. The front garden has a lawn and established shrub and flower borders. The rear garden has a patio entertaining area, large lawn, a variety of trees and shrub and flower borders. The plot extends to about 0.297 acre (tbv).

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9237-5121-7300-0029-0296>

FIXTURES & FITTINGS

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

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

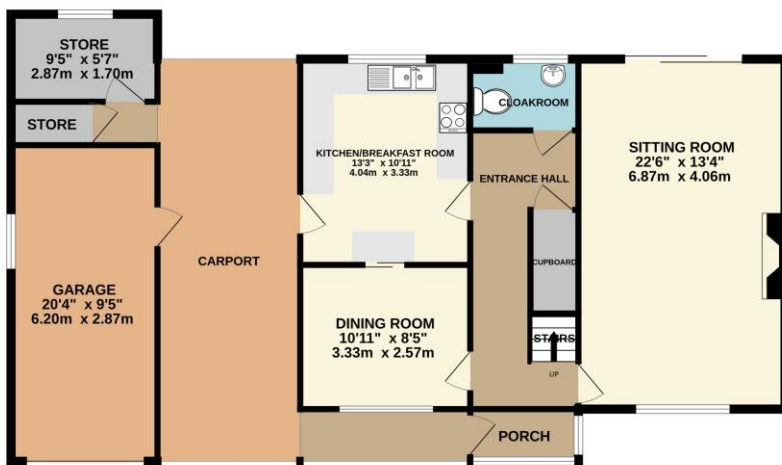
Photographs taken on 22nd September 2023

Particulars prepared October 2023.

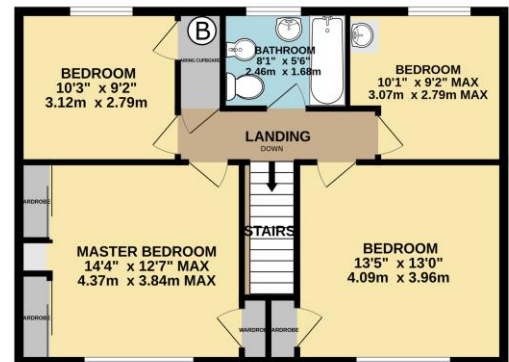
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GROUND FLOOR



FIRST FLOOR

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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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.