



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

11 ST MARY'S CLOSE

TENBURY WELLS,
WORCESTERSHIRE, WR15 8ES

GUIDE PRICE
£395,000



**A WELL-APPOINTED DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA
WITHIN EASY LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN
- SPACIOUS LIVING ROOM
- DINING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- GENEROUS LEVEL GARDENS
- SUMMERHOUSE
- GARAGE & DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



11 ST MARY'S CLOSE, TENBURY WELLS, WORCESTERSHIRE, WR15 8ES

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.3 mile, Ludlow – 10 miles,
Leominster – 10 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 22 miles,
M5 Junction 6 – 24 miles.

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. Take the first turning on the right into St Mary's Close and 11 St Mary's Close will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a very popular residential development within level walking distance of the market town centre. Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

11 St Mary's Close is a detached family house constructed circa 1971 of mellow brick elevations under a tiled roof. The property offers well-appointed and immaculate accommodation which has recently been very tastefully redecorated, and with the benefit of UPVC double glazing, gas fired warm air heating, attractive level gardens, driveway parking and an attached garage.

ACCOMMODATION

A part glazed door opens into the entrance hall with a cloaks cupboard and understairs cupboard, a glazed door opening into the garden and a door to the attached garage with up and over electric garage door, space for a fridge/freezer and tumble dryer. The ground floor shower room has a Triton Seville electric shower, corner basin and wc. The kitchen has a range of fitted green base and wall units incorporating a sink/drain, with integral appliances including a Hotpoint electric double oven, a gas hob with an extractor hood over, space for a fridge and plumbing for a washing machine, and with a cupboard housing the Johnson and Starley J55-65 warm air heater. The L-shaped open plan living area has a sitting room with a parquet wood floor with a central recess and rug, a bay window and a handmade fitted storage unit with cupboards and shelving, and an opening leads through to the dining area with a parquet wood floor, French doors opening onto the garden, and with access to the kitchen.

Stairs rise up from the entrance hall to the first floor landing with an airing cupboard with a tank and shelving. The master bedroom has a bay window and built-in wardrobes, there are two further double bedrooms with built-in storage. The fourth bedroom is a small double with a built-in wardrobe. The family bathroom has a bath with a Triton Enrich electric shower over, a vanity basin unit and wc.

OUTSIDE

The tarmac driveway has space for up to three cars leading to the attached garage, and is flanked by level lawns with flower borders. A gated side access leads around to the enclosed rear garden which has a decked al fresco entertaining area with a pergola, a lawn, patio seating area, established shrub and flower borders and a timber summerhouse (15'6" x 9'6").

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9632-6521-4200-0430-0222>

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

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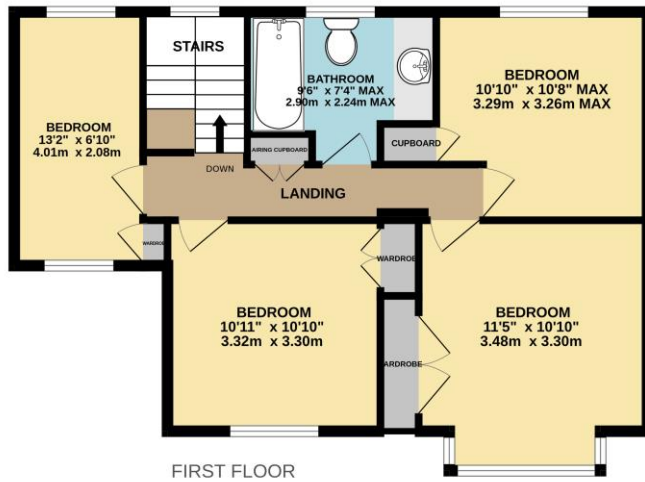
What3Words: ///mason.hats.beads

Photographs taken on 23rd February 2024

Particulars prepared March 2024.







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.