



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CHURCH VIEW, 14 CHURCH STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BP

GUIDE PRICE
£250,000



**A GRADE II LISTED CHARACTERFUL MID-TERRACED COTTAGE WITH A PRETTY GARDEN
WITHIN EASY LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM AND SEPARATE WC
- SPACIOUS LIVING ROOM
- THIRD BEDROOM
- ESTABLISHED GARDEN

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.1 mile, Ludlow – 10 miles,
Leominster – 10 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 22 miles,
M5 Junction 6 – 24 miles.

what3words: /// ///folds.frostbite.imparts

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street before taking the first right onto Market Square. Proceed onto Church Street and on passing the turning to Scotland Place the property is the third on the right hand side.

SITUATION AND DESCRIPTION

Church View, 14 Church Street overlooks St Mary's Church in the Tenbury Wells Conservation Area and is within easy 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, swimming pool, gym and a range of clubs and societies.

Church View, 14 Church Street is a Grade II Listed mid-terraced cottage constructed in the early 18th Century of handmade brick elevations under a clay tiled roof, with a later kitchen extension to the rear. The cottage is set over three floors and has been much improved by the present owner but retains many character features including the entrance door, casement windows, period internal doors, exposed beams, a panelled room and an inglenook fireplace. Recent improvements include a quality fitted kitchen and a stone tiled floor in the living room, upgraded electrics and redecoration throughout. The property has an attractive enclosed rear garden with a pedestrian access off Church Walk. The property benefits from mains services and modern electric heating. The property is offered for sale with no upward chain.

ACCOMMODATION

A part-glazed door with a flat canopy opens into the living room which has a stone tiled floor, an inglenook fireplace (not in use – woodburning stove with liner could be re-installed), exposed beams, a cloaks cupboard, understairs cupboard, and French doors opening onto the garden. An opening with a step up leads into the kitchen/breakfast room which has light grey fitted units with white marble effect worktops incorporating a stainless steel sink/drain, integral Lamona appliances including a fridge, freezer, slimline dishwasher, washing machine, electric double oven and ceramic hob with extractor hood over, and has French doors opening onto the garden.

From the living room stairs rise up to the first floor landing which has exposed beams. There is a panelled double bedroom and a generous single bedroom, both with exposed beams. The shower room has a dual head thermostatic shower, a pedestal basin, bidet and heated towel rail, and there is a separate wc.

From the first floor landing stairs rise up to the second floor landing with a double bedroom with exposed beams and fitted wardrobes and cupboards, and to a walk-in store cupboard with a further cupboard housing the immersion tank.

OUTSIDE

The enclosed rear garden has a patio al fresco entertaining area with steps leading up to a further patio seating area flanked by established shrub and flower borders. A solid gate at the end of the garden opens onto a storage area with a timber garden shed and a shared pedestrian path leads to Church Walk.

SERVICES

Mains water, drainage and electricity are connected.
Modern electric heating.

LOCAL AUTHORITY

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

HISTORIC ENGLAND

12 – 14 Church Street - Grade II Listed

List Entry Number: 1082424

<https://historicengland.org.uk/listing/the-list/list-entry/1082424>

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2699-1333-1746-1119-3022>

FIXTURES AND 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

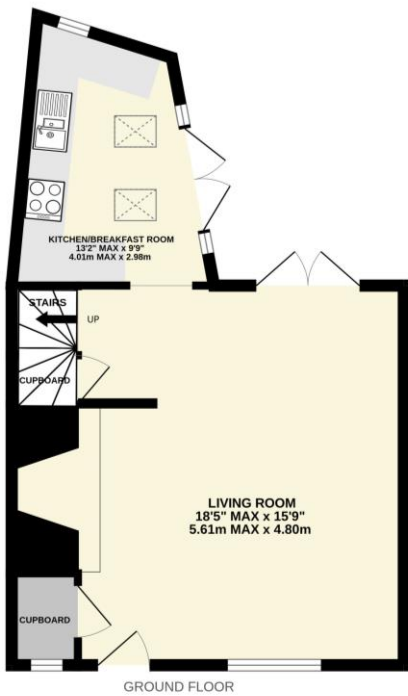
Photographs taken on 20th May 2025

Particulars prepared June 2025.

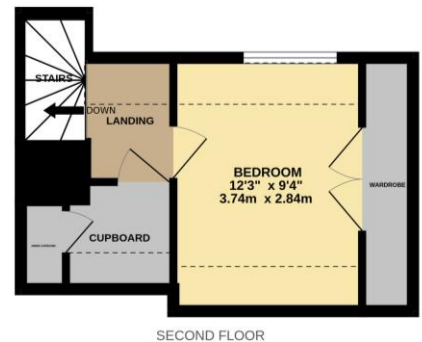
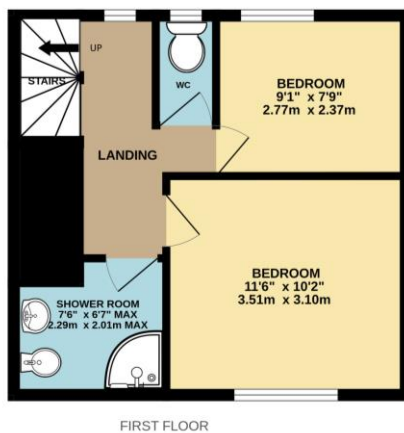
N.B. The property has suffered from flooding. Since the last floods the Vendor has installed further flood mitigation measures including improved flood defences and a doorway sump pump.







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 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.