



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## WILLOW VIEW

BELL LANE, HANLEY BROADHEATH,  
TENBURY WELLS, WORCESTERSHIRE, WR15 8QX

GUIDE PRICE  
**£280,000**



## AN IMPROVED BUNGALOW WITH LARGE GARDENS IN AN ATTRACTIVE SEMI-RURAL SETTING.

- OPEN PLAN KITCHEN/LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- SECOND DOUBLE BEDROOM
- THIRD BEDROOM/STUDY
- BATHROOM
- UTILITY ROOM
- LARGE GARDENS
- GARAGE WITH WORKSHOP
- PARKING ON A GRAVEL DRIVEWAY

**NICK CHAMPION LTD**

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

Tel: 01584 810555 | Fax: 01584 810888

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# WILLOW VIEW, BELL LANE, HANLEY BROADHEATH, TENBURY WELLS, WR15 8QX

## APPROXIMATE DISTANCES

Tenbury Wells - 5 miles, Bromyard - 9 miles, Ludlow - 15 miles, Kidderminster - 14 miles, Worcester - 17 miles, M5 J6 - 19 miles.

## DIRECTIONS

From Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Continue for 5 miles and on entering the Hanley Broadheath speed restriction turn right into Bell Lane adjacent to the 'Tally-Ho' Public House. Willow View will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION

Willow View is located off a quiet lane in the small village of Hanley Broadheath, and is within walking distance of the 'Tally-Ho' and 'The Fox' Public Houses. The nearby market town of Tenbury Wells offers many facilities; including a wide range of shops and services, a library, doctor's surgery, cottage hospital, swimming pool, cinema and a range of clubs. Tenbury has excellent primary and secondary schools and there are several highly regarded private schools in the locality.

Willow View is conveniently situated for commuting to the West Midlands conurbation via the M5/M42 motorway network. Intercity rail services are available from Worcester to London Paddington, Birmingham and Bristol.

## DESCRIPTION

Willow View is a detached bungalow of part rendered brick elevations under a tiled roof. The bungalow has been significantly improved and finished to an exceptionally high standard by the present owners and benefits from ceramic tiled floors, UPVC triple glazed windows, cavity wall and loft insulation, LPG Gas Fired Central Heating and a private drainage system with a Biodisc. The property is set in large level gardens with extensive parking on a gravel driveway and an attached single garage.

The present owners were granted planning permission which has now expired to extend the bungalow significantly, with accommodation to briefly comprise: large kitchen/breakfast room, lounge, master bedroom with en-suite shower room, three further bedrooms, two further bath/shower rooms, a utility room and an attached double garage. These plans (which are available for inspection) could be reinstated subject to the necessary planning approval.

## ACCOMMODATION

From the entrance hall a door leads into a very spacious open plan kitchen/living room with ceramic tiled floor, with to one side a range of wooden base and wall units with granite tops, an enamel sink/drain unit, a Cannon range cooker, a built in Electrolux dishwasher and fridge, and to the other a multi-fuel stove on a marble hearth with pine and tiled surround, and French doors to an outside entertaining area.

The hall has a wood effect ceramic tiled floor, loft access and an airing cupboard housing a high pressure hot water pump leads to the master bedroom with built in wardrobe and an en-suite shower room having a ceramic tiled floor, a Hudson Reed shower with drench, a pedestal basin and wc. The second double bedroom also has a built in wardrobe and there is a third bedroom/study. The family bathroom has a ceramic tiled floor, a bath, pedestal basin and wc.

The utility room has a wood effect ceramic tiled floor, cream base and wall units with oak tops, a Belfast sink, store cupboard, a boiler cupboard housing the Worcester Greenstar 37CDI boiler, and a door out to a useful enclosed gravel yard.

## OUTSIDE

A gravel driveway with turning area provides ample parking leading up to the attached garage (18'8" x 14'10"). The private and enclosed level gardens are mostly laid to lawn with a variety of shrub and flower borders, a selection of trees and a gravel entertaining area located next to the bungalow.

## SERVICES

- Mains Water & Electricity
- Private Drainage with BioDisc
- LPG Gas Fired Central Heating

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details are available on request.

## TENURE

Freehold

## FIXTURES & FITTINGS

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

## MORTGAGES

For free up to date information on availability visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VIEWING

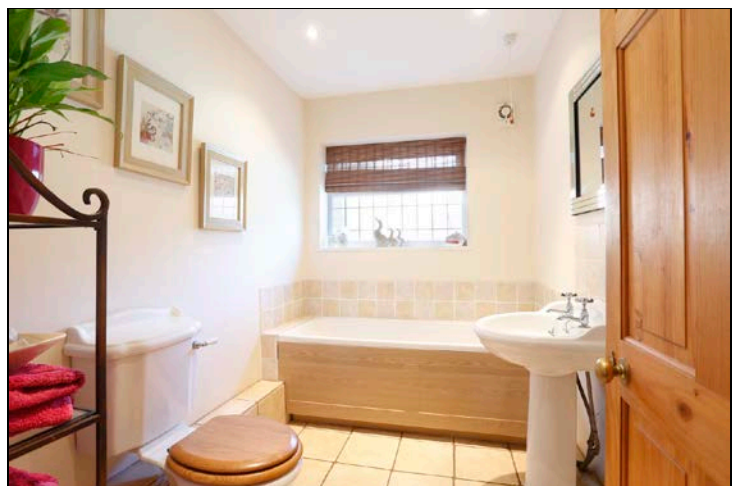
By prior appointment with the Sole Selling Agent: –  
Nick Champion - Tel: 01584 810555  
To view all of our properties for sale and to let go to:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082



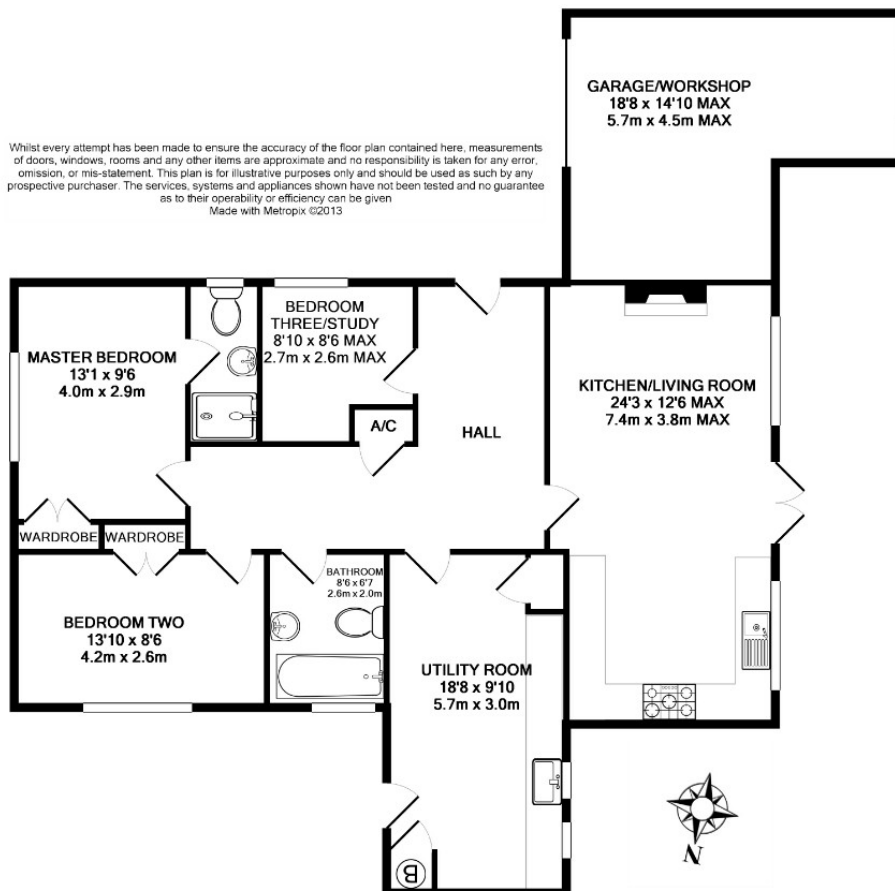








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Made with Metropix ©2013



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.

Nick Champion Ltd, trading as Nick Champion, Registered No: 6146483, England & Wales