



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 6 MILL MEADOW

TENBURY WELLS, WORCESTERSHIRE, WR15 8HX

GUIDE PRICE

**£345,000**



### A SPACIOUS AND WELL-APPOINTED FAMILY HOUSE IN A DESIRABLE EDGE OF TOWN LOCATION.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- STUDY & CONSERVATORY
- MASTER BEDROOM SUITE WITH ENSUITE
- THREE FURTHER BEDROOMS
- BATHROOM, CLOAKROOM & UTILITY ROOM
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE
- DRIVEWAY PARKING

#### NICK CHAMPION LTD

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## APPROXIMATE DISTANCES

Tenbury Wells – 0.9 mile, Leominster – 10 miles,  
Bromyard – 10 miles, Ludlow – 11 miles,  
Kidderminster – 19 miles, Worcester – 22 miles,  
Hereford – 23 miles, M5 Junction 6 – 24 miles,  
Birmingham – 38 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after 0.3 mile turn left onto the B4214 sign posted Bromyard. Proceed for 0.5 mile before turning left into Mill Meadow and take the first left and 6 Mill Meadow will be found at the top of the cul-de-sac as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated within walking distance of the primary and secondary schools, the local convenience store, and the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

6 Mill Meadow is a spacious and well-appointed modern detached house constructed circa 1993 of attractive mellow brick and part rendered elevations under a clay tiled roof. The property benefits from double glazing and mains gas fired central heating, a double garage and gardens. The property currently has a master bedroom suite which was formed from two double bedrooms and could be converted back to provide a fifth if necessary.

## ACCOMMODATION

A partially glazed entrance door opens into the porch and on through to the entrance hall with partially panelled walls, a large understairs store cupboard and a cloakroom with a vanity basin unit and wc. The kitchen/breakfast room has a range of lime painted wooden base and wall units incorporating a breakfast bar, a sink/drain, a gas hob with an extractor hood over, a Neff double oven, and plumbing for a dishwasher. The utility room has a stable door to outside, a range of lime painted wooden base units incorporating a stainless steel sink/drain, with space for a tall fridge freezer and plumbing for a washing machine, and houses the Ideal Elan 2 gas fired central heating boiler. The full length sitting room has a gas fire on a marble hearth with a decorative cream painted wooden surround, and patio doors lead through to the heated conservatory, with patio doors opening out into the rear garden. French doors from the entrance hall open into the dining room, and there is also a study at the front of the property.

Stairs rise up from the entrance hall to the first floor landing with an attractive stained glass window and an airing cupboard with shelving. The master bedroom suite has a double bedroom with a built in wardrobe and cupboard, a dressing room/seating area and the ensuite has Triton T80si shower, a pedestal basin, bidet and wc. There are two further double bedrooms, both with wardrobes, and a single bedroom with a fitted wardrobe and overhead storage. The family bathroom has a bath, pedestal basin and wc.

## OUTSIDE

A brick block paved driveway provides parking space for two cars and leads to the double garage which has two metal up and over garage doors, power, light, workshop/utility space to the rear and a pedestrian door through to the rear garden. Brick block paved paths lead via a lawn to the property entrance, and around the side of the property via a solid gate to the enclosed west facing rear

garden which is mostly laid to lawn with a patio entertaining area adjacent to the property and with space to position a greenhouse and timber garden shed on a paved area on the north-eastern side of the property.

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating – Ideal Elan 2 boiler.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request.

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

## LONDON SHOWROOM

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

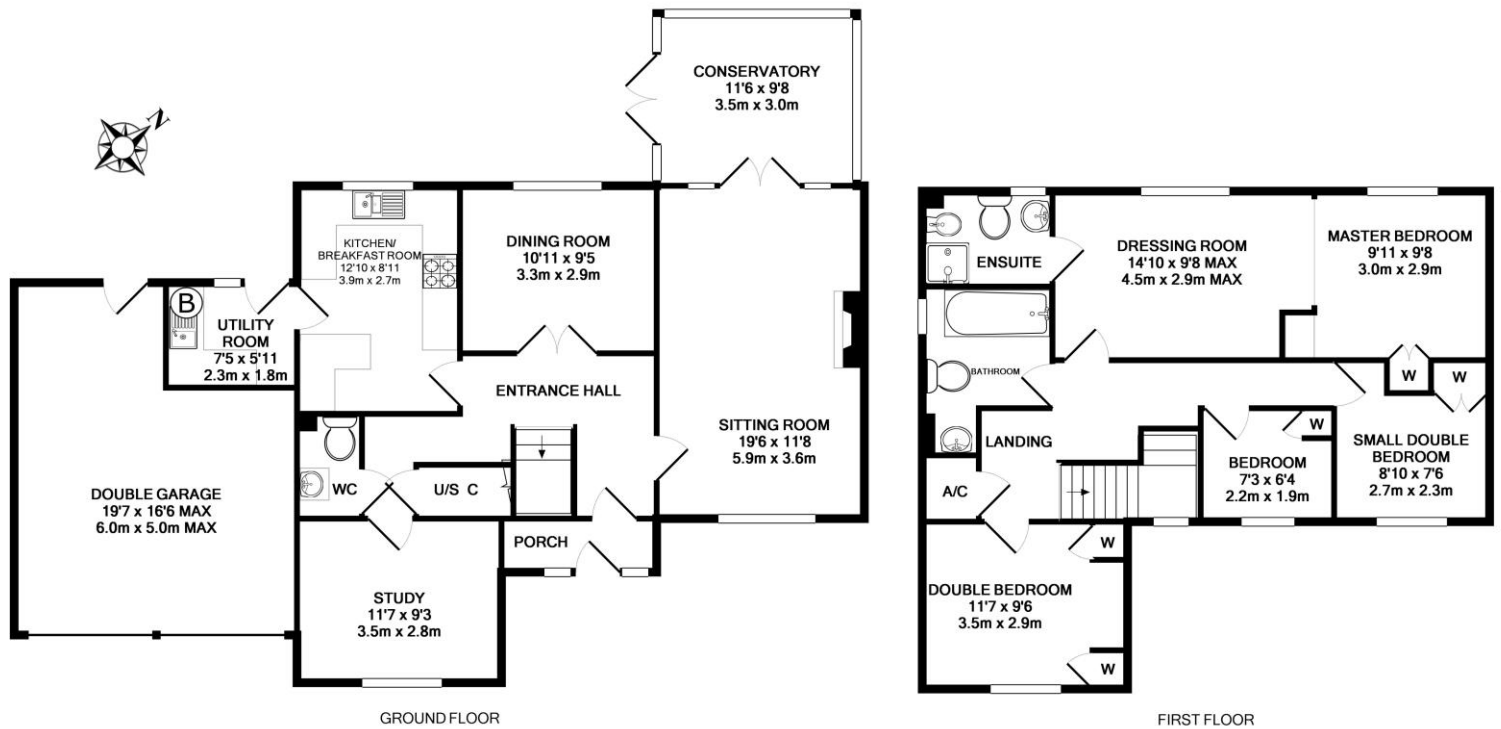
Photographs taken on 25<sup>th</sup> March 2018.  
Particulars prepared March 2018.











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  
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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.