



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

48 GREENHILL CLOSE
TENBURY WELLS, WORCESTERSHIRE, WR15 8BG

GUIDE PRICE
£180,000



**A SEMI-DETACHED FAMILY HOUSE IN A POPULAR DEVELOPMENT
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SITTING ROOM
- FOUR BEDROOMS
- BATHROOM
- ATTRACTIVE GARDENS
- GARAGE & DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.2 mile, Ludlow – 10 miles,
Leominster – 11 miles, Bromyard – 11 miles,
Kidderminster – 18 miles, Worcester – 22 miles,
Hereford – 23 miles, M5 Junction 6 – 24 miles,
Birmingham – 38 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the first right hand turn into Greenhill Close and take the first right and the property 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 popular development within close walking distance of the town centre and the primary and secondary schools. The market town of Tenbury Wells 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.

48 Greenhill Close is a semi-detached family house constructed in the late 1960s of brick elevations under a tiled roof. The property benefits from UPVC double glazing and mains gas fired central heating, a garage, parking and front and rear gardens. The property is in need of some updating. The property is offered with no upward chain.

ACCOMMODATION

A glazed door opens into the entrance hall with cloaks cupboard. The kitchen/diner has a range of blue base and wall units incorporating a stainless steel sink/drain, with space for a cooker, washing machine and fridge/freezer, a Worcester Greenstar Ri boiler and a glazed full height window and door adjacent to the dining area which opens to outside. The spacious sitting room has a gas fire, an understairs store cupboard and sliding patio doors opening into the rear garden.

Stairs rise up from the entrance hall to the first floor landing with airing cupboard. There are four bedrooms and a

shower room with a Mira shower in a large cubicle, a pedestal basin and wc.

OUTSIDE

A tarmac driveway provides parking space for one car and leads to the integral garage with an up and over metal garage door. An adjacent patio seating area and rose bed has the potential to form further parking space if desired. A path leads around the side of the property past the entrance door to the enclosed rear garden which is mostly laid to lawn with a raised patio entertaining area adjacent to the property and flower and shrub borders.

SERVICES

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

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band – C

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

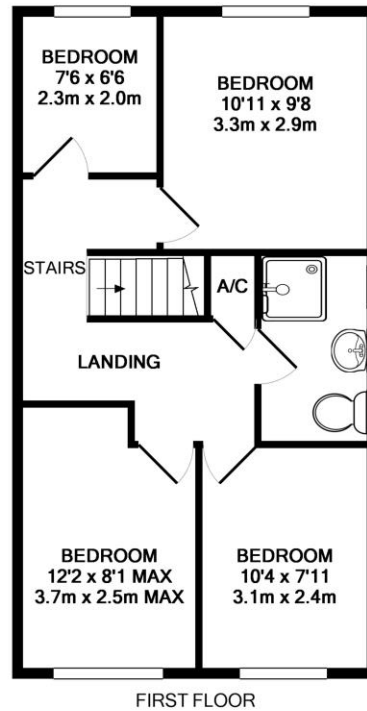
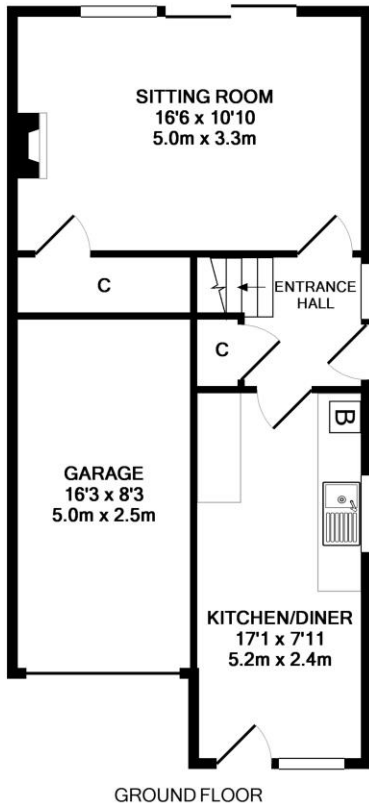
LONDON SHOWROOM

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

Photographs taken on 21st May 2019.
Particulars prepared May 2019.







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 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.