



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

1 CRALVES MEAD

TENBURY WELLS, WORCESTERSHIRE, WR15 8EX

GUIDE PRICE

£275,000



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

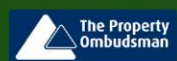
- KITCHEN AND UTILITY ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY AND GARDEN ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE LEVEL GARDENS
- INTEGRAL GARAGE
- AMPLE PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

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 at the next T-Junction turn left into Cralves Mead. Take the first left hand spur and 1 Cralves Mead is the first house on the left hand side.

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.

1 Cralves Mead is a detached house constructed circa 1980 of mellow brick elevations under a tiled roof. The property would be enhanced by some updating and currently provides spacious accommodation with the benefit of UPVC double glazing, gas fired central heating, attractive level gardens, ample parking and an integral garage.

ACCOMMODATION

The entrance hall has a cloakroom with a hand basin and wc. The kitchen has a range of cream base and wall units, a stainless steel sink/drain unit, space for a cooker with an extractor hood over, plumbing for a dishwasher, and housing for the Glow-worm Space Saver 52 boiler. The sitting room has a coal effect electric fire, fitted cupboards, display shelving and sliding patio doors to the conservatory which in turn has sliding patio doors to the garden. The separate dining room could also be utilised as a study. A partially glazed door from the kitchen opens into the utility room which has fitted units, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, and doors to the integral garage and to the covered garden room.

Stairs rise up from the entrance hall to the first floor landing with an airing cupboard. The master bedroom has fitted furniture and an ensuite with a shower, hand basin and wc. There are three further bedrooms, two of which have fitted wardrobes. The family bathroom has a bath with a Triton T70si electric shower over, a pedestal basin and wc.

OUTSIDE

The gravel driveway provides parking space for two cars and leads to the integral garage which has an up and over metal garage door, power and light. An additional tarmac driveway to the side provides two further parking spaces.

A solid side gate opens into the enclosed rear garden which has a patio entertaining area between the garden room and conservatory, a lawn, shrub and flower borders, and an additional patio seating area at the far end of the garden where one can enjoy the evening sun.

SERVICES

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

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

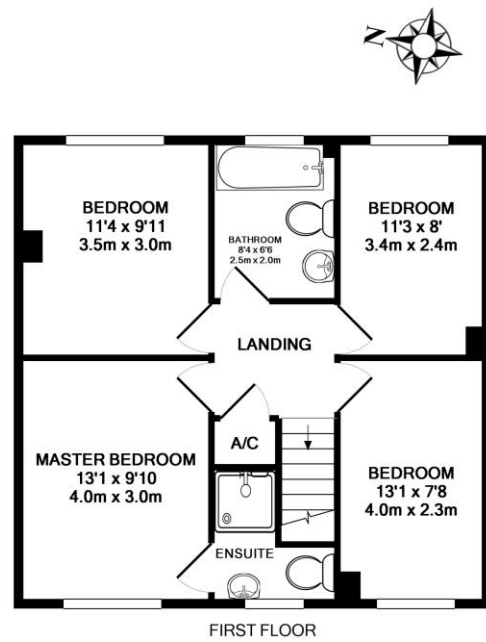
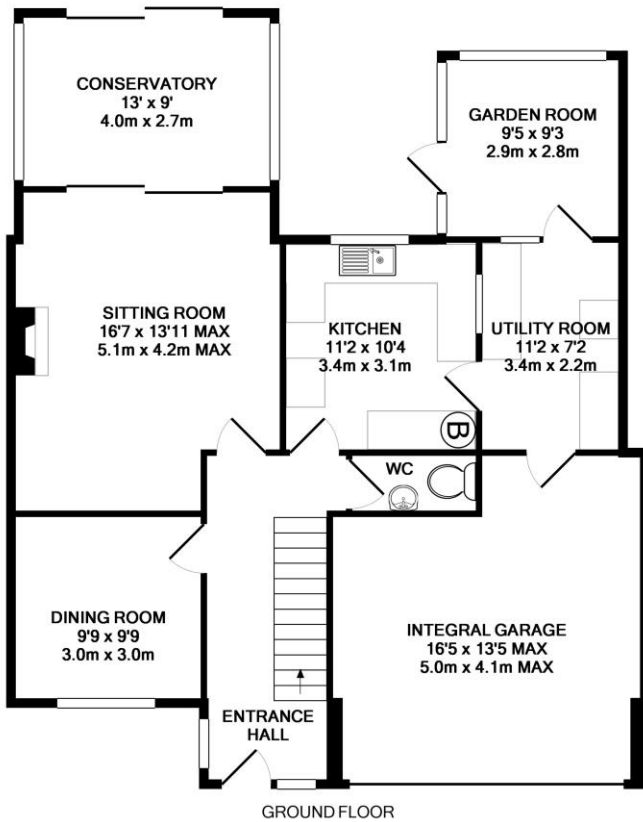
LONDON SHOWROOM

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

Photographs taken on 27th January 2020.
Particulars prepared February 2020.







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.