



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 22 MILL MEADOW

TENBURY WELLS, WORCESTERSHIRE, WR15 8HX

GUIDE PRICE

**£155,000**



**A WELL-APPOINTED SEMI-DETACHED HOUSE  
IN A POPULAR EDGE OF TOWN DEVELOPMENT  
CLOSE TO THE SCHOOLS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINING ROOM
- TWO BEDROOMS
- GARDEN
- SITTING ROOM
- BATHROOM
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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

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



## 22 MILL MEADOW, TENBURY WELLS, WORCESTERSHIRE, WR15 8HX

### APPROXIMATE DISTANCES

Tenbury Wells – 1 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 follow the road to the end of the estate 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 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.

22 Mill Meadow is a well-appointed modern semi-detached house constructed circa 1993 of attractive mellow brick elevations under a clay tiled roof. The property benefits from UPVC framed double glazed windows and mains gas fired central heating, driveway parking spaces and a generous rear garden overlooking the Kyre Brook and the adjacent meadow. The property is offered with no upward chain.

### ACCOMMODATION

A covered porch with adjacent store and meter cupboard leads to the entrance door which opens into the sitting room with an electric coal effect fire on a marble effect hearth with a painted decorative wooden surround and an understairs store cupboard. The kitchen/diner has cream base and wall units with a sink/drain, an integral Lamona double oven and gas hob with an extractor hood over, space for a fridge/freezer, washing machine and tumble dryer, a Worcester Greenstar Ri boiler and a stable door leading out to the garden.

Stairs from the sitting room rise up to the first floor landing with airing cupboard with tank and shelving. The double bedroom has a built-in wardrobe and cupboard, and the second bedroom is a generous single. The bathroom has a bath with a Triton T80 GSI shower over, a pedestal basin and wc.

### OUTSIDE

The tarmac driveway has ample parking space for two cars leading to a timber garden shed and a gate to the enclosed rear garden which is terraced with a fenced patio entertaining area with a gravel border for pots and a wicket gate opening onto steps leading down to a gravel area with shrub and flower 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 – B

### 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

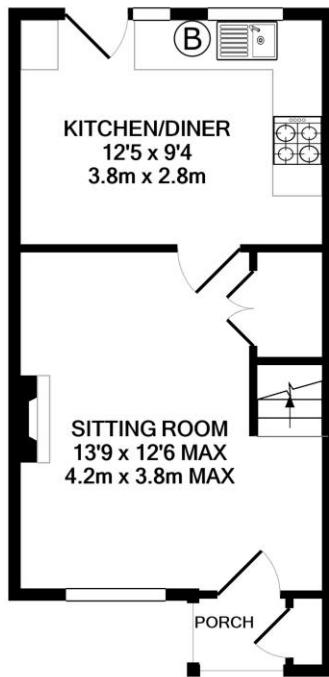
Photographs taken on 10<sup>th</sup> January 2020.  
Particulars prepared January 2020



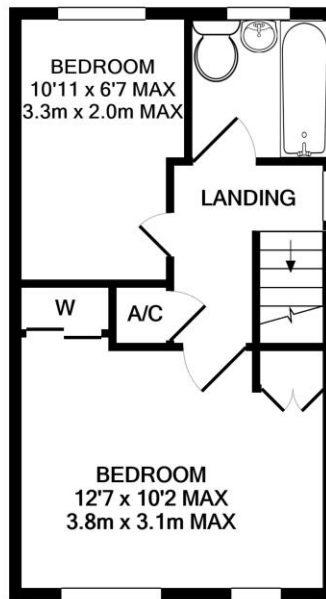








GROUND FLOOR



FIRST FLOOR



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.