



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

KYRESIDE COTTAGE

KYREWOOD ROAD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SF

GUIDE PRICE

£185,000



A VICTORIAN DETACHED HOUSE FOR UPGRADING CLOSE TO THE TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- THREE BEDROOMS
- BATHROOM & WASHROOM
- GARDENS
- ATTACHED GARAGE & PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.1 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 the Nick Champion Office at 16 Teme Street, Tenbury Wells head south on the A4112 and take the first left onto the B4204 signed Clifton-upon-Teme and Rochford and on crossing the Kyre Brook bridge the property is immediately on the right hand side.

SITUATION & DESCRIPTION

Kyreside Cottage is situated adjacent to Kyre Brook within the Tenbury Wells Conservation Area and just off the town centre. The market town of 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.

Kyreside Cottage is a Victorian detached house constructed of mellow brick elevations under a slate roof with a later single storey bathroom and garage extension. The property is in need of upgrading but retains many character features. The property benefits from generous gardens and ample driveway parking space. Kyreside Cottage has in the past been affected by flooding but the house itself did not flood in February 2020.

ACCOMMODATION

The covered porch has an original front door opening into the entrance hall with a tiled floor. The L-shaped living/dining room has a tiled floor, a Morso woodburning stove on a stone hearth with an attractive brick surround, and sash windows with original shutters. The kitchen/breakfast room has a range of base and wall units incorporating a stainless steel sink/drain, space for a cooker, plumbing for a washing machine, a fireplace which is not in use, and a partially glazed door to outside. A rear hall with space for a fridge/freezer leads to the bathroom which has a bath, hand basin, wc and airing cupboard, and to the attached garage with potential for conversion (subject to planning consent).

Stairs from the entrance hall rise up to the first floor landing with double doors opening into a washroom with wc and hand basin. There are two double bedrooms, each with fitted wardrobes and one houses the Vaillant boiler, and a third generous single bedroom.

OUTSIDE

The gravel driveway provides parking space for two/three cars with a lawn to the side with the potential to create further parking space, and has shrub and flower borders. A solid gate from the parking area opens into the enclosed west-facing rear garden which has a patio seating area adjacent to the property, a lawn and shrub and flower borders. The single garage/workshop has an up and over door and an internal connecting door to the house.

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 D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – 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 14th July 2020 and 16th July 2020.
Particulars prepared July 2020.





