



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

INNISFREE

UPPER ROCHFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SL

GUIDE PRICE
£350,000



A SPACIOUS DETACHED FAMILY HOUSE IN A VILLAGE SETTING OVERLOOKING ROLLING FARMLAND.

- KITCHEN
- TWO RECEPTION ROOMS
- STUDY AND UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- GENEROUS GARDENS
- DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



INNISFREE, UPPER ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SL

APPROXIMATE DISTANCES

Tenbury Wells – 2.2 miles, Bromyard – 10 miles, Leominster – 12 miles, Ludlow – 12.5 miles, Kidderminster – 16.5 miles, Worcester – 19.5 miles, M5 Junction 6 – 22 miles, Birmingham – 36 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 2.2 miles and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Innisfree is situated in the heart of the popular village of Rochford. Innisfree is a detached house constructed circa 1988 of brick elevations under a tiled roof with UPVC double glazed windows and doors. The property offers spacious accommodation which with some upgrading offers the potential to form a very comfortable and well-appointed family home. The property benefits from a large rear garden, a double garage and ample driveway parking.

Innisfree is just a short drive from 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, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. The village of Rochford has a Farm Shop and historic church, and the village has a lively community with events held at the nearby Church Hall.

ACCOMMODATION

A canopy porch with a part glazed entrance door opens into the dining hall with tiled floor and adjacent cloakroom with hand basin and wc. The kitchen/breakfast room has a range of light grey fitted base and wall units incorporating a stainless steel sink/drain, integral appliances including an Indesit electric double oven and Hotpoint electric hob with extractor hood over, space for an American fridge/freezer and plumbing for a dishwasher. The utility room has plumbing for a washing machine, fitted units, a part glazed door to outside and houses the Worcester boiler. The dual aspect sitting room has a feature inglenook fireplace with a quarry tiled hearth and a brick surround, a laminate wood floor and French doors opening onto the garden.

Stairs rise up from the dining hall to the first floor landing. The master bedroom has a laminate wood floor, a built in wardrobe and an ensuite with a Mira Sport shower, pedestal basin, wc and heated towel rail. There are three further bedrooms and the family bathroom has a bath with a shower over, a vanity basin, wc, heated towel rail and an airing cupboard.

OUTSIDE

The gravel driveway with an adjacent raised gravel garden for pots provides ample parking and turning space and leads to the substantial double garage (18'3" x 17'11") constructed of brick elevations under a tiled roof with two metal up and over garage doors, power and light. Paved paths lead around the side of the property to the south facing enclosed rear garden which is mostly laid to lawn with shrub and flower borders, a greenhouse and a timber garden shed.

TENURE

Freehold

SERVICES

Mains water and electricity are connected.
Private drainage.
Propane gas fired central heating.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9819-3000-8201-5100-0200>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

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

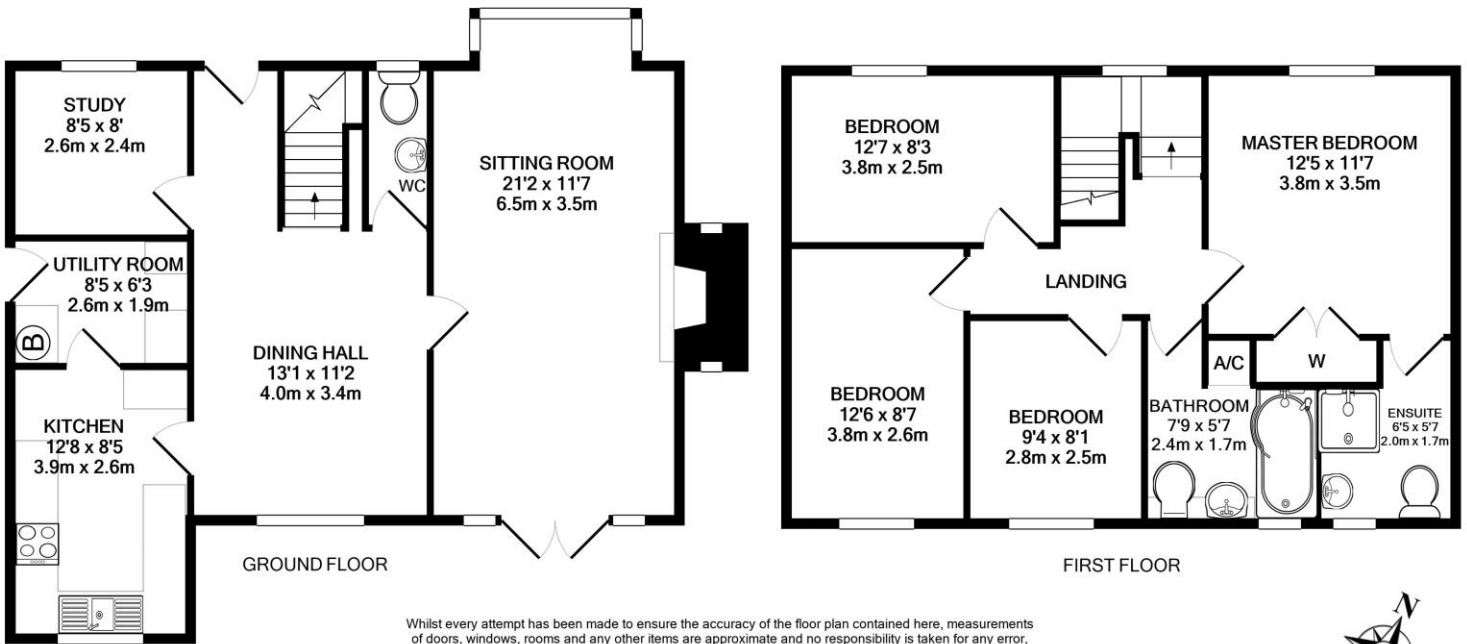
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 25th September 2020

Particulars prepared October 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.
 Made with Metropix ©2020



N218 Printed by Ravensworth 01670 713330

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.