



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GLENHOLME, 61 BERRINGTON ROAD TENBURY WELLS, WORCESTERSHIRE, WR15 8EL

GUIDE PRICE
£400,000



**A SPLENDID EDWARDIAN SEMI-DETACHED HOUSE
IN THE HIGHLY SOUGHT AFTER CONSERVATION AREA
AND WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN & BREAKFAST ROOM
- THREE RECEPTION ROOMS
- GARDEN ROOM
- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM
- CLOAKROOM
- ATTRACTIVE GARDENS
- SUMMERHOUSE & GREENHOUSE
- DRIVEWAY PARKING

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, Kidderminster – 19 miles, Worcester – 22 miles, Hereford – 24 miles, M5 Junction 6 – 24 miles, Birmingham – 37 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and after 0.1 mile the property will be found on the left hand side.

SITUATION & DESCRIPTION

Glenholme is situated on the very desirable Berrington Road which is within the Tenbury Wells Conservation Area and is also within level walking distance of the town centre.

Glenholme is a fine example of an Edwardian semi-detached house constructed of mellow brick elevations under a clay tiled roof which has been in the same ownership for the past 42 years. The property offers immaculate and well-appointed accommodation and has been very well maintained by the current owners who have retained many of the original features but also improved the property with the addition of the modern open plan kitchen/garden room. The property also benefits from driveway parking and a generous landscaped south facing garden with a summerhouse. The property is offered with no upward chain.

ACCOMMODATION

A canopy and inset porch with decorative tiled floor leads to the attractive stained glass entrance door which opens into the entrance hall with understairs store cupboard housing the Worcester boiler. The sitting room has a bay window and an open fireplace with a quarry tiled hearth and a painted wooden surround. The dining room has a fireplace (not in use) and French doors opening onto a path leading to the rear garden. The snug has a cast iron and decorative tile fireplace housing a gas fire. The breakfast room has an opening through to the open plan kitchen/garden room with adjacent cloakroom with hand basin and wc. The kitchen area has a fitted Pineland kitchen with a range of duck egg blue base and wall units with hardwood worktops incorporating a sink/drainer with integral appliances including a Rangemaster electric range cooker with extractor hood over, a Siemens fridge and freezer, and a Bosch dishwasher and microwave, and the cupboards extend into the garden room incorporating a Blomberg American fridge/freezer and concealing plumbing for a washing machine and space for a tumble drier. The garden room has bifold doors opening onto the garden and a side door opening onto the path connecting the front and rear gardens.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has a bay window and fitted wardrobes incorporating a dressing table. There is a second double bedroom with fitted wardrobes, and a generous single bedroom which is currently utilised as a study with fitted office furniture. The family bathroom has a roll top bath, an Aqualisa shower in a separate cubicle, a corian topped vanity basin unit, a bidet, wc, heated towel rail and an airing cupboard with tank and shelving.

Stairs from the first floor landing rise up to the second floor landing with under eaves storage. The double bedroom has a large walk in wardrobe and is serviced by the adjacent shower room with Mira Sport Max electric shower, pedestal basin, wc, heated towel rail and eaves storage.

OUTSIDE

The brick block paved driveway provides ample parking space for four/five cars with low brick wall borders with established shrubbery and flowers. A gated side path leads to the enclosed south facing rear garden. A covered patio ideal for al fresco entertaining abuts the south facing elevation of the property and opens onto a formal garden incorporating gravel seating areas, and within the garden are attractive shrub and flower borders, a central rose bed, two fish ponds, a soft fruit plot with adjacent steps up to raised decking, a Hartley Botanic heated greenhouse (9' x 7'), two timber garden sheds, raised vegetable plots and an impressive rendered block and clay tile summerhouse which has a sun room (10'5" x 9'9") with a woodburning stove and French doors opening onto the raised decking, and an adjacent workshop.

TENURE

Freehold with Flying Freehold

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9340-2594-2090-2200-0125>

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 4th November 2020
Particulars prepared November 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.