



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 THE PRY

FRITH COMMON, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8JX

GUIDE PRICE

**£360,000**



**AN APPEALING AND WELL-APPOINTED SEMI-DETACHED COTTAGE  
IN A POPULAR VILLAGE SETTING IN THE HEART OF THE TEME VALLEY.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM & SHOWER ROOM
- ATTRACTIVE GARDEN
- 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)



## 2 THE PRY, FRITH COMMON, TENBURY WELLS, WORCESTERSHIRE, WR15 8JX

### APPROXIMATE DISTANCES

Cleobury Mortimer – 7 miles, Tenbury Wells – 7.2 miles, Kidderminster – 11.5 miles, Ludlow – 17 miles, Worcester – 18.5 miles, M5 Junction 6 – 19.5 miles, Birmingham – 31 miles.

### DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T Junction turn right onto the A456 signed Kidderminster. Proceed for 3.4 miles before keeping straight onto the A443 at Newnham Bridge and proceed for a further 2.4 miles before turning left for Frith Common. Proceed along the council lane for 1.3 miles before turning left onto The Pry Close and 2 The Pry will be found straight ahead as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

2 The Pry is pleasantly situated in the rural village of Frith Common surrounded by rolling farmland in the heart of the Teme Valley. 2 The Pry is just a short drive from the market towns of Tenbury Wells and Cleobury Mortimer, whilst Kidderminster and Worcester are also within easy reach. The property is within the Lindridge C of E Primary School and Tenbury High Ormiston Academy catchment areas.

2 The Pry is an appealing semi-detached Victorian cottage constructed of brick elevations under a clay tiled roof with later single storey extensions. The property forms part of what was a public house 'The Paul Pry' which was converted into three dwellings circa 1992. The property is a very comfortable and well-appointed family home providing upgraded accommodation with a quality finish. The cottage benefits from a fitted kitchen, Heritage bathroom suites, modern 'woodgrain' UPVC framed double glazing, oil fired central heating with an external boiler, an enclosed west facing and landscaped garden and ample parking space.

### ACCOMMODATION

The entrance hall has a quarry tiled floor and an adjacent shower room with quarry tiled floor, tiled walls, a corner shower cubicle, a vanity unit incorporating hand basin and wc, and a heated towel rail. The spacious sitting room has an oak floor, an attractive woodburning stove on a quarry tiled hearth with a brick surround and a pine mantelshef. The dining room has an oak floor and an understairs store cupboard. The kitchen/breakfast room has a tiled floor, a range of light wood base and wall units incorporating a stainless steel sink/drainers with integral appliances including an electric oven and hob with extractor hood over, fridge, washing machine and tumble drier, a larder store cupboard and French doors opening onto the garden.

Stairs rise up from the sitting room to the first floor landing off which are a generous master bedroom and two further bedrooms and a family bathroom with a bath, vanity unit incorporating hand basin and wc, heated towel rail and an airing cupboard with tank and shelving.

### OUTSIDE

The gated driveway provides ample parking space for four cars. The enclosed and landscaped garden is west facing and incorporates a lawn, attractive shrub and flower borders, a patio entertaining area with gravel area for pots and a painted timber garden shed and log store.

### TENURE

Freehold

### SERVICES

Mains water and electricity are connected.  
Oil fired central heating – external boiler.  
Shared private drainage.

### LOCAL AUTHORITY

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

### 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/8090-0560-0322-7093-3903>

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

### LONDON SHOWROOM

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

Photographs taken on 12<sup>th</sup> November 2020

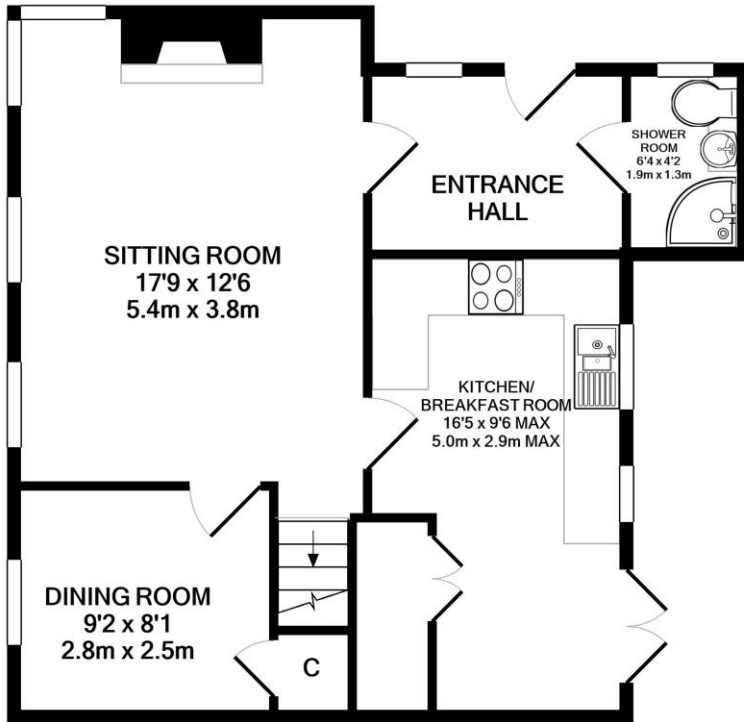
Particulars prepared November 2020.



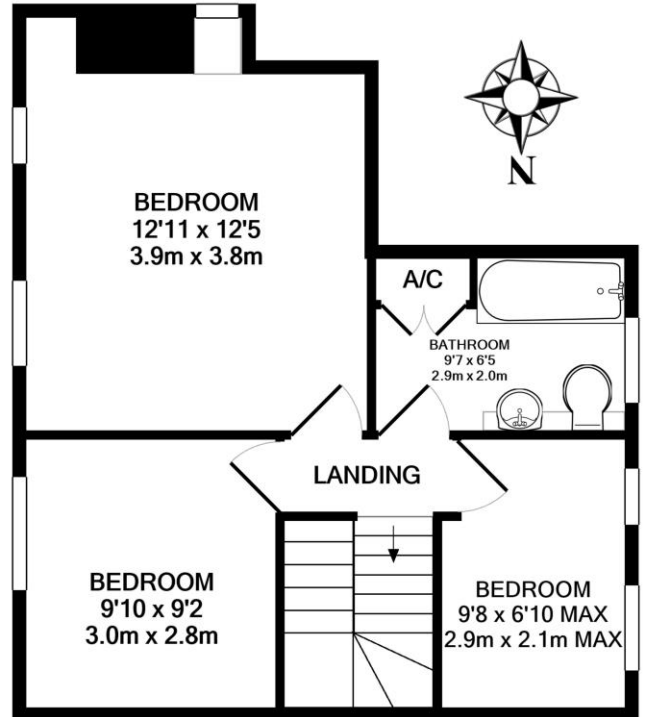








GROUND FLOOR



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.