



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

WYCHE WAY

ST MARY'S CLOSE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8ES

GUIDE PRICE

£365,000



**A WELL-APPOINTED DETACHED BUNGALOW
IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- SECOND DOUBLE BEDROOM
- SHOWER ROOM
- ATTRACTIVE GARDENS
- DETACHED GARAGE & WORKSHOP
- DRIVEWAY PARKING

NICK CHAMPION LTD

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

www.nickchampion.co.uk



WYCHE WAY, ST MARY'S CLOSE, TENBURY WELLS, WORCESTERSHIRE, WR15 8ES

APPROXIMATE DISTANCES

Tenbury Wells – 0.3 mile, Ludlow – 10 miles,
Leominster – 10 miles, Kidderminster – 18 miles,
Worcester – 22 miles, Hereford – 22 miles,
M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south onto Market Street and take the first right hand turn into Market Square. Turn left through the opening between Norris and Miles Solicitors and Violet Morris House and the property will be found on the right hand side.

SITUATION & DESCRIPTION

The property is situated in a very popular residential development within close level walking distance of the market town centre. 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.

Wyche Way is a detached bungalow constructed circa 1972 of mellow brick elevations under a tiled roof. The property has been upgraded in recent years and provides spacious and comfortable accommodation with the benefit of a contemporary and fully fitted kitchen, a newly fitted shower room and ensuite, a recently installed Worcester combi boiler, UPVC double glazing, gas fired central heating, attractive gardens, parking and a detached garage and workshop.

ACCOMMODATION

A covered porch leads to a partially glazed door which opens into the entrance hall with adjacent walk-in store which could be utilised as a home office. The kitchen/breakfast room has a quality oak effect laminate floor, a range of cream base and wall units with wood effect worktops incorporating a stainless steel sink/drainage, a breakfast bar, integral appliances including a Zanussi electric double oven and five burner gas hob with Elica extractor hood over, a Bosch fridge/freezer, Zanussi dishwasher and Beko washing machine, a cupboard housing the Worcester boiler, and a partially glazed door to outside. The sitting room has an electric woodburner style fire on a tiled hearth with a stone effect surround, and sliding patio doors opening into the heated conservatory which in turn has French doors opening out into the garden. The spacious master bedroom has fitted wardrobes and an ensuite with a shower in a large cubicle, a vanity basin, wc and heated towel rail. There is a second double bedroom with built in wardrobes, and a shower room with a shower in a corner cubicle, vanity basin unit, wc and heated towel rail.

OUTSIDE

A tarmac driveway provides parking space for two cars and leads to the detached brick and concrete tile garage and workshop which has an electric garage door opening into the single garage (15'11" x 9'3"), power, light, a separate workshop area (16'3" x 9'3"), and a pedestrian side access opening into the garden with a paved path leading to the bungalow.

The enclosed south-east facing garden has a patio entertaining area adjacent to the bungalow and a new patio seating area overlooking the lawn and recently established shaped shrub and flower borders which have been well stocked with perennials. A painted timber

summer house (8'10" x 6'8") has French doors opening onto the garden and a timber garden shed is tucked away behind the bungalow.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

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

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0761-2800-7512-9428-8665>

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

E-mail: info@nickchampion.co.uk

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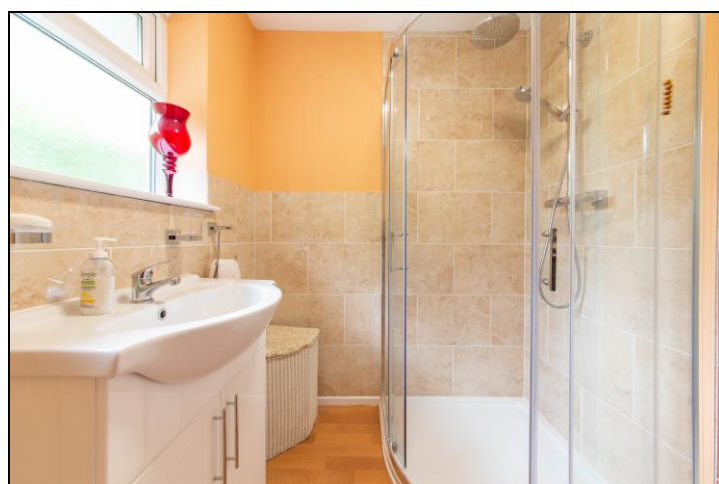
LONDON SHOWROOM

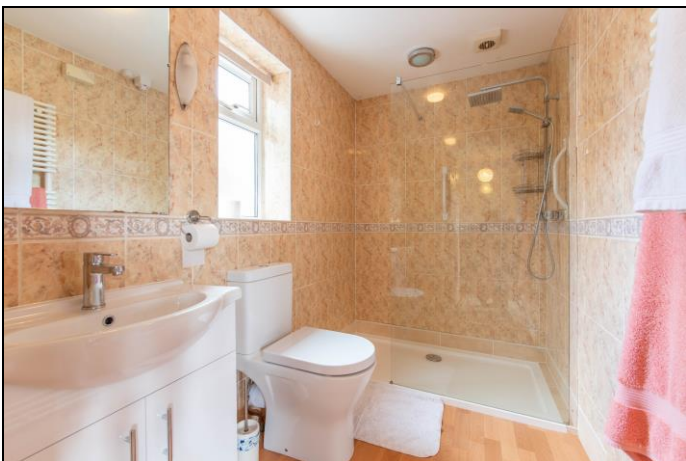
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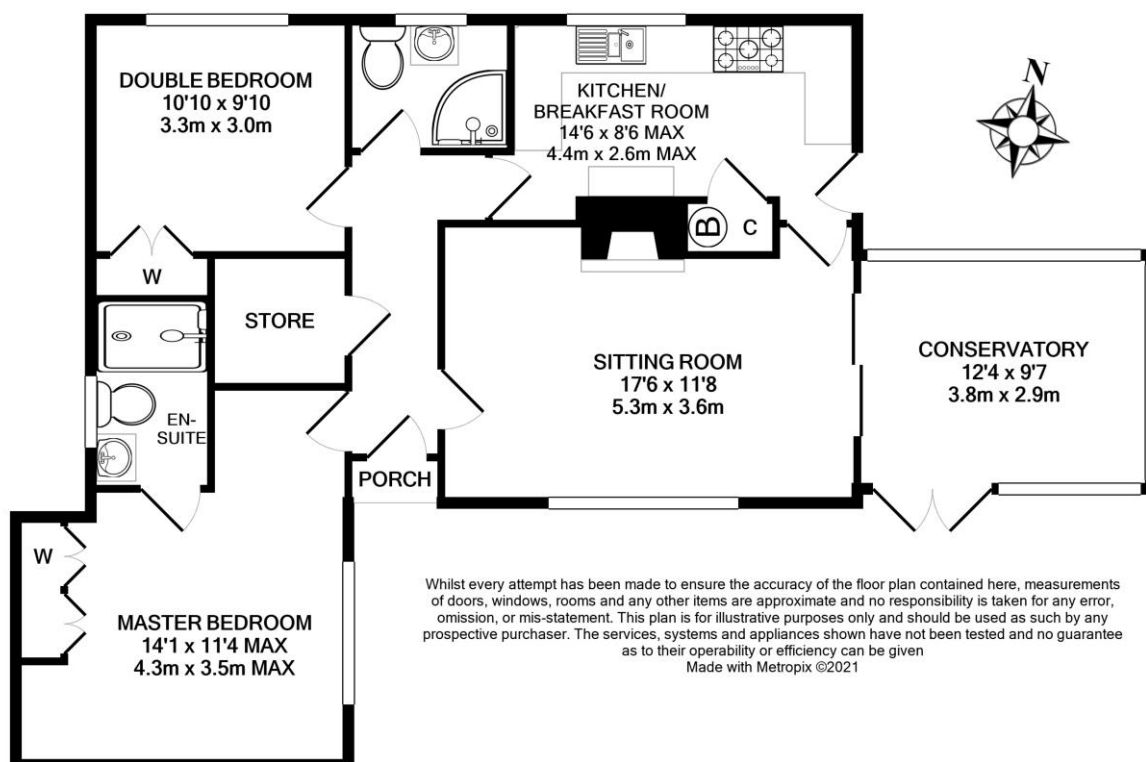
Tel: 020 7318 7082

Photographs taken on 7th July 2021.

Particulars prepared July 2021 and updated: 09.08.21







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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.