



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

SUNNYCROFT

UPPER ROCHFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SP

GUIDE PRICE

£225,000



A CHARMING COUNTRY BUNGALOW FOR IMPROVEMENT.

- KITCHEN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- COTTAGE GARDENS
- GARAGE & PARKING

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



SUNNYCROFT, UPPER ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SP

APPROXIMATE DISTANCES

Tenbury Wells – 2.2 miles, Bromyard – 10.5 miles, Leominster – 12.5 miles, Ludlow – 12.5 miles, Kidderminster – 16.5 miles, Worcester – 19 miles, M5 Junction 6 – 22 miles, Birmingham – 35 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 2.6 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Sunnycroft is situated on the edge of the popular village of Rochford overlooking farmland. Sunnycroft is an early 20th Century detached timber framed bungalow with later extensions constructed of stone clad and painted pebbledash rendered timber elevations under an asbestos tiled roof with UPVC double glazed windows and doors. The property was built on the site of a Primitive Methodist Chapel and offers cosy accommodation which would benefit from some upgrading and there is scope to extend or redevelop the site subject to planning permission. The property benefits from a large and well stocked level south easterly facing garden, a garage and off road parking. The property is offered with no upward chain.

Sunnycroft 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 regular events held at the nearby Church Hall.

ACCOMMODATION

A canopy porch opens into the entrance lobby with steps up to the sitting room which has a Valor Homeflame gas fire in a stone surround and two bay windows from which you can enjoy the views across open countryside. The kitchen has a range of wood base and wall units incorporating a stainless steel sink/drain, with a freestanding Newhome gas cooker against a feature stone wall, space for an undercounter fridge, and with an adjacent larder/store with the hot water tank and shelving. The rear hall with a glazed door to outside connects the kitchen to the lean to dining room. There are two double bedrooms and a shower room with a Dimplex aX2 electric shower, pedestal basin and wc, and an adjacent laundry cupboard with plumbing for a washing machine. A built in store to the rear of the property provides space for a freezer and is accessed externally.

OUTSIDE

A concrete parking area provides space for up to two cars and adjoins a corrugated iron garage (13'8" x 7'6"). A wicket gate and path off the road leads up to and around the bungalow which is flanked by beautiful and well stocked cottage gardens with established shrub and flower borders and fruit trees, within the gardens are also a patio, a small fishpond, a greenhouse, and a timber and corrugated iron store shed (7'10" x 5'10") and workshop (8'7" x 7'5"). The vegetable and soft fruit plot has been planted with shrubs and perennials but could easily be re-established.

TENURE

Freehold

SERVICES

Mains water and electricity are connected.
Private drainage.
Electric night storage heating.
Calor Gas fire and hob.

LOCAL AUTHORITY

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

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/9256-3009-7201-1399-6204>

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

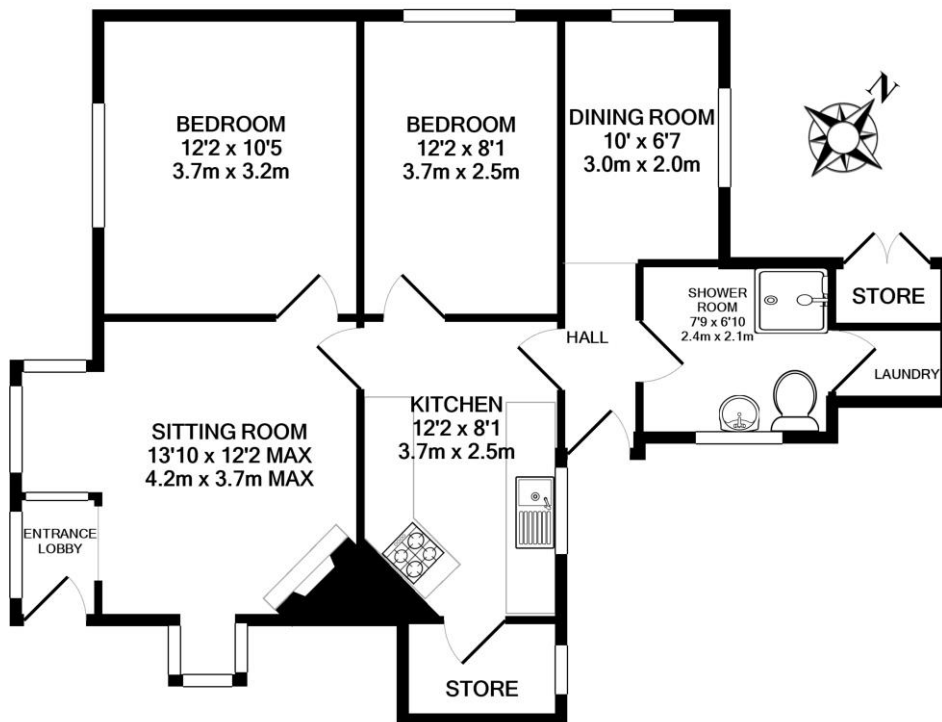
LONDON SHOWROOM

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

Photographs taken on 15th September 2021
Particulars prepared September 2021.







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 ©2021

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.