



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE BRIARS

TAVERN LANE, NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8LR

GUIDE PRICE
£550,000



**A WELL-APPOINTED DETACHED DORMER BUNGALOW SET IN LARGE ATTRACTIVE GARDENS
IN A POPULAR VILLAGE SETTING WITH LOVELY VIEWS ACROSS THE TEME VALLEY.**

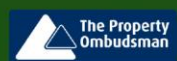
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- GROUND FLOOR BEDROOM & BATHROOM
- TWO FURTHER DOUBLE BEDROOMS
- SHOWER ROOM
- ESTABLISHED GARDENS
- ATTACHED GARAGE
- DRIVEWAY PARKING

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THE BRIARS, TAVERN LANE, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8LR

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 4, Ludlow – 14, Kidderminster – 14, Worcester – 20, M5 Junction 6 – 22, Birmingham – 32.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the T Junction turn right onto the A456 in the direction of Kidderminster. After 3.3 miles in Newnham Bridge turn left signed Bickley/Knighton-on-Teme and proceed for 0.2 mile before turning left onto Tavern Lane and the property will be found along the lane on the right hand side.

SITUATION & DESCRIPTION

The property is situated on a generous sized plot in an elevated position with lovely views across the surrounding countryside. The property is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a swimming pool, gym, library, doctors' surgery, cottage hospital, cinema, and a range of clubs and societies. The property is within the school catchment areas for Lindridge St Lawrence C of E Primary School and Tenbury High Ormiston Academy. Newnham Bridge is on a regular bus route from Tenbury Wells to Kidderminster and Worcester.

The Briars is an immaculate and well-appointed detached dormer bungalow constructed circa 1970 of mellow brick elevations under a tiled roof. The property offers spacious and immaculate accommodation which has been upgraded by the present owners with recent high quality Howdens kitchen, bathroom, shower room and cloakroom refits, and with the benefit of UPVC double glazing, LPG gas fired central heating, attractive and established large front and rear gardens, ample driveway parking and an attached garage.

ACCOMMODATION

A glazed door opens into the inset entrance porch which in turn has a glazed door opening into the entrance hall with a wood strip floor and an understairs cupboard. The kitchen/breakfast room has an oak laminate wood floor, a range of cream fitted units with oak effect worktops and splashbacks incorporating a ceramic sink/drain, a Rangemaster LPG range cooker with a feature leaf design decorative glass splashback and an extractor hood over, and space for a fridge/freezer. A side hall with access to the front and rear garden also leads to the integral garage and to the utility room with cream fitted units incorporating a stainless steel sink/drain, with plumbing for a washing machine, space for a tumble drier and fridge/freezer, and an adjacent cloakroom with a wc. The spacious sitting room has a wood strip floor and a stone fireplace housing a Stovax multi-fuel inset stove. The dining room also has a wood strip floor. There is a large double bedroom on the ground floor and a bathroom with an oak laminate wood floor, bath, separate shower cubicle with a dual head thermostatic shower, a cream laminate and wood effect vanity unit with a hand basin and wc, a heated towel rail and French doors opening onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing. There are two double bedrooms, one with fitted wardrobes and eaves storage, and the other with built-in wardrobes, a cupboard housing the Worcester combi boiler, and eaves storage. The shower room has an electric shower, and a vanity unit incorporating a hand basin and wc.

OUTSIDE

The block paved driveway provides parking for three cars leading to the attached garage with an electric garage door.

A second gravel driveway provides further parking space. The front garden is mostly laid to lawn with laurel hedging, flower borders, low stone walls and space for pots. A gated side access leads through to the enclosed rear garden which is beautifully maintained and has a patio seating area, a covered patio, gently sloping lawns with established ornamental and fruit trees, shrubs and well-stocked flower beds host to an array of perennials, a gravel entertaining area, a summerhouse, greenhouse, two timber garden sheds and a log store.

SERVICES

Mains water and electricity are connected. LPG gas fired central heating. Shared private drainage.

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.service.gov.uk/energy-certificate/0350-2760-1480-2474-1121>

FIXTURES & FITTINGS

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

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

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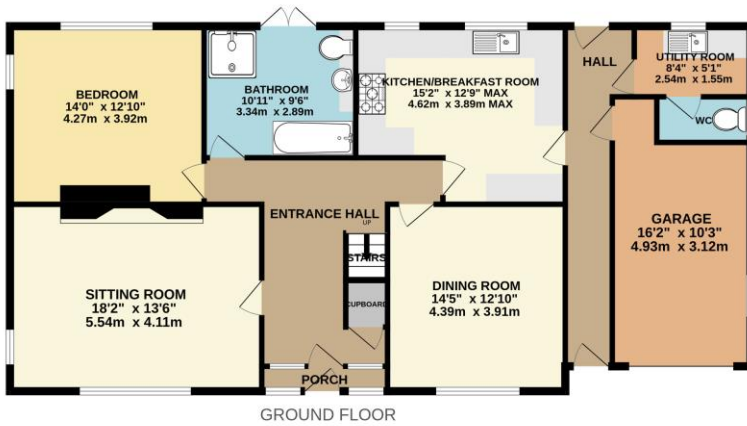
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Photographs taken on 3rd September 2024

Particulars prepared September 2024.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.