



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**21 GREENHILL CLOSE**  
TENBURY WELLS, WORCESTERSHIRE, WR15 8BG

**GUIDE PRICE**  
**£199,950**



**A SEMI-DETACHED ESTATE HOUSE FOR UPGRADING ON A GENEROUS END PLOT  
WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE AND DRIVEWAY
- GENEROUS GARDENS

**NICK CHAMPION LTD**

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



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## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Ludlow – 10, Leominster – 11, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

## DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the first right hand turn into Greenhill Close and then take the second left hand turn and the property will be found at the end on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated in a popular residential area within level walking distance of 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, primary and secondary schools, a swimming pool and gym, a cinema, and a range of clubs and societies.

21 Greenhill Close is a semi-detached house constructed circa 1960 of mellow brick elevations under a tiled roof. The property is set on a generous end plot and benefits from mains services, ample driveway parking space with an integral garage and generous level gardens. The property is in need of complete modernisation, is offered with no upward chain and would suit a wide variety of applicants including first time buyers, buy to let investors and those wanting to be within level walking distance of amenities.

## ACCOMMODATION

A glazed side porch opens into the entrance hall. The living room has a gas fireplace and a large picture window with patio door opening onto the garden. The kitchen/breakfast room has fitted units incorporating a ceramic sink/drain, with space for appliances, and an understairs store cupboard.

Stairs from the entrance hall rise up to the first floor landing which has an airing cupboard with an immersion tank and shelving. There are two double bedrooms and a single bedroom. The family bathroom has a bath, a pedestal basin and wc.

## OUTSIDE

The tarmac driveway flanked by a shrub and flower border has space for three cars leading to the integral garage with an up and over metal garage door, power, light and a door through to the entrance hall. A paved side path with established shrub and flower borders leads to the entrance and around to the large garden which is mostly laid to lawn with mature trees, shrubs and flowers, and a timber garden shed.

## SERVICES

Mains water, drainage, gas and electricity are connected.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2946-1430-2094-4051>

## 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  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

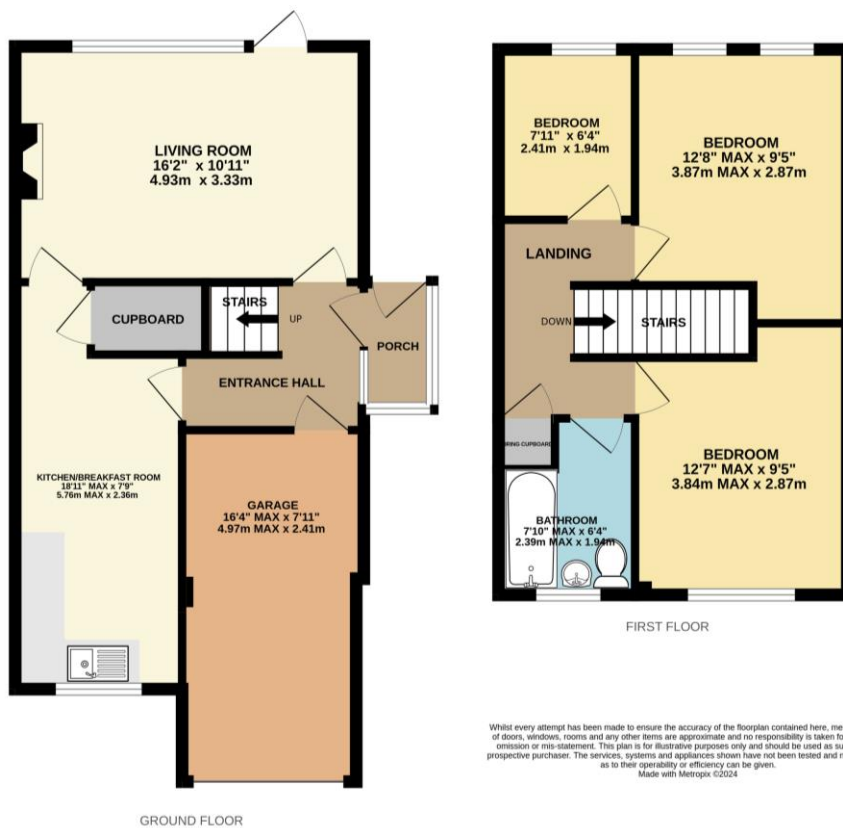
Photographs taken on 13<sup>th</sup> March 2024

Particulars prepared July 2024 and updated 27.09.24

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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.