



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 7 KYRESIDE

TENBURY WELLS, WORCESTERSHIRE, WR15 8BU

GUIDE PRICE

**£275,000**



**AN UPDATED SEMI-DETACHED FAMILY HOUSE  
WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.**

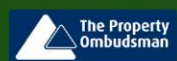
- KITCHEN
- SPACIOUS SITTING ROOM
- DINING/GARDEN ROOM
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- FAMILY BATHROOM & CLOAKROOM
- UTILITY SHED
- ALLOCATED PARKING
- FRONT AND REAR GARDENS

**NICK CHAMPION LTD**

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



# 7 KYRESIDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BU

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.5, Leominster – 10, Ludlow – 11, Kidderminster – 19, Hereford – 22, Worcester – 23, M5 Junction 6 – 25, Birmingham – 38.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 0.3 mile turn left onto Bromyard Road. Proceed for 0.1 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

7 Kyreside is situated in a popular residential area within walking distance of the local primary and secondary schools and 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, cinema, swimming pool and gym, and a range of clubs and societies.

7 Kyreside is a semi-detached house constructed circa 1960 of mellow brick elevations under a tiled roof which has been extended and updated and now provides well-appointed and comfortable accommodation. The property benefits from UPVC framed double glazing throughout, a warm-roof dining/garden room, mains services including gas fired central heating with a Worcester combi boiler, allocated parking and generous front and rear gardens.

## ACCOMMODATION

A composite door opens into the entrance hall with a decorative tiled floor and the adjacent cloakroom has a hand basin, wc and houses the Worcester combi boiler. The kitchen has a tiled floor, an understairs store cupboard, a service hatch to the sitting room, midnight blue and white fitted units incorporating a sink and drainer, with space for a range cooker with an extractor hood over, plumbing for a dishwasher and washing machine, space for a tall fridge/freezer and undercounter fridge, and a part glazed door opens onto the rear garden. The spacious sitting room has a woodburning stove on a slate hearth and French doors opening into the warm-roof dining/garden room which in turn has French doors opening onto the rear garden.

From the entrance hall stairs rise up to the first floor landing. The master bedroom has a built-in wardrobe. There is a second double bedroom and a third generous single bedroom with an overstairs store cupboard. The family bathroom has a bath with a thermostatic shower over, a pedestal basin and wc.

## OUTSIDE

The property has an enclosed front garden with a lawn with shrub and flower borders, and a path leads to the entrance and to the gated side access to the rear garden which has a gravel path leading to the timber utility shed (12'7" x 7'8") with power and light, a gravel seating area with space for pots, a patio al fresco entertaining area with a pergola, and steps lead down to a lawn with raised beds, a decked seating and BBQ area and a timber garden shed (4'11" x 4'2"). A gated access opens onto the residents' car park where there are two allocated parking spaces for the property.

## 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 B

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2551-1410-2194-4261>

## 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)

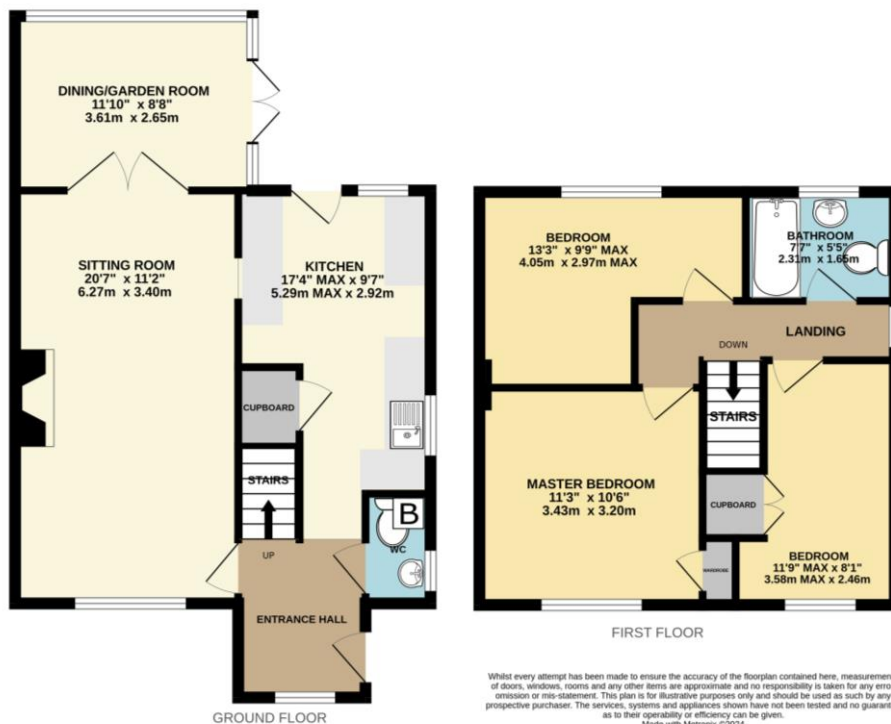
Photographs taken on 24<sup>th</sup> September 2024

Particulars prepared September 2024

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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.