



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

24 MEADOW RISE

BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8DZ

GUIDE PRICE

£175,000



**A MID-TERRACED ESTATE HOUSE WITH A GARDEN AND DRIVEWAY PARKING
CONVENIENTLY SITUATED WITHIN WALKING DISTANCE
OF THE LOCAL SCHOOL AND MARKET TOWN CENTRE.**

- KITCHEN
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARDEN
- DRIVEWAY PARKING SPACE

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.7, Ludlow – 10, Leominster – 10.5, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 0.3 mile turn left onto Forrester's Road and after 0.1 mile at the T junction turn right onto Borderway before taking the first left onto Meadow Rise and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION

The property is situated in a popular residential area close to Burford C of E Primary School and is within 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.

24 Meadow Rise is a mid-terraced house constructed circa 1980 of brick elevations under a tiled roof. The property benefits from UPVC framed double glazing, electric heating, driveway parking space and a generous rear garden. The property 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 walking distance of amenities.

ACCOMMODATION

A covered porch with attached external lockable store with power has a part glazed door opening into the entrance hall. The kitchen has a range of white fitted base and wall units incorporating a stainless steel sink/drainage, plumbing for a washing machine, space for a fridge/freezer and cooker with a Zanussi extractor hood over. The spacious living room has a laminate wood floor and a glazed patio door opening onto the garden.

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, one with a built-in wardrobe, and the bathroom has a bath with a Triton T80 Easi Fit + electric shower over, a pedestal basin and wc.

OUTSIDE

To the front of the property there is a tarmac driveway with parking space for one car. The rear garden has a patio entertaining area with steps up to a lawn with a path leading to a decked seating area, and a solid gate opens onto a shared path giving access to Boraston Lane.

TENURE

Freehold

SERVICES

Mains water, drainage and electricity are connected.
Electric panel heating.

LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000
Council Tax Band A

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8251-6729-4009-7549-4922>

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at:

www.nickchampion.co.uk

Photographs taken on 1st August 2025

Particulars prepared August 2025

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Flood Risk (Checked on 04.08.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 04.08.25)

EE, O2, Vodafone and Three: Variable in-home, good outdoor

Broadband Availability (Checked on Ofcom: 04.08.25)

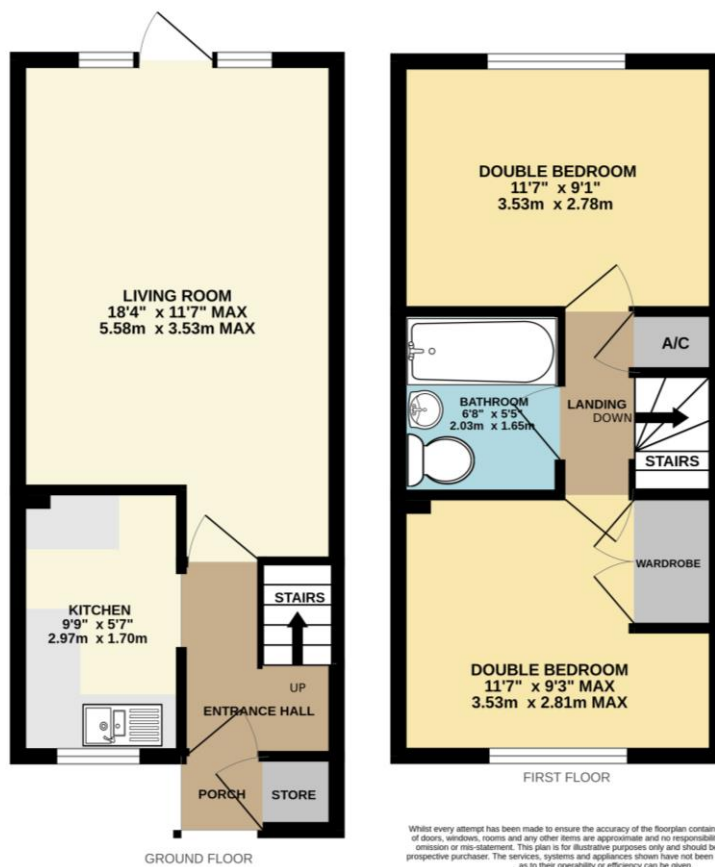
Standard: 18 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – 900 Mbps (highest download) / 900 Mbps (highest upload)







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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.