



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## CHERRY TREE HOUSE

BROMYARD ROAD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8DA

GUIDE PRICE

**£335,000**



**A MODERN DETACHED HOUSE IN A POPULAR RESIDENTIAL AREA  
WITHIN WALKING DISTANCE OF THE SCHOOLS AND TOWN CENTRE.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE
- GATED TARMAC DRIVEWAY
- GENEROUS GARDEN

**NICK CHAMPION LTD**

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



# CHERRY TREE HOUSE, BROMYARD ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8DA

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.7, Leominster – 10, Bromyard – 10, Ludlow – 10.5, Kidderminster – 19, Worcester – 22, M5 Junction 6 – 24, Birmingham – 37.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 through Market Street and Cross Street before turning left onto the B4214 signed Bromyard and after 0.3 mile the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Cherry Tree House is set back off Bromyard Road, a popular residential area convenient for both the local schools and also 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, cinema, and a range of clubs and societies.

Cherry Tree House is a modern detached house, one of a pair constructed circa 2005 of brick elevations under a clay tiled roof. The property provides spacious and well-appointed accommodation and benefits from UPVC double glazing, mains services including gas fired central heating, a fully fitted kitchen and quality bathroom suites. The property has ample parking space, an integral garage and generous gardens.

## ACCOMMODATION

A canopy porch with part glazed door opens into the entrance hall with tiled floor and a cloakroom which has a hand basin and wc. The kitchen/breakfast room has a tiled floor, a range of wooden base and wall units and a matching breakfast bar, and incorporates a stainless steel sink/drain, with integral appliances including a Zanussi electric double oven, a gas hob with an extractor hood over, a Hotpoint dishwasher and Hotpoint fridge/freezer, with a door to the integral garage and a part glazed door to outside. The dining room and sitting room both have oak effect flooring, and the sitting room has French doors leading into the conservatory which has a tiled floor and glazed doors opening onto the rear garden.

Glazed stairs from the entrance hall rise up to the first floor landing which has an airing cupboard with shelving. The master bedroom has fitted wardrobes and an ensuite with a Colonial by Bristan shower in a corner cubicle, a pedestal basin and wc. There are three further double bedrooms, one of which has fitted wardrobes with mirror fronted sliding doors. The family bathroom has a bath with shower mixer taps, pedestal basin, wc and heated towel rail.

## OUTSIDE

The gated tarmac driveway flanked by an astroturf lawn provides ample parking space for three cars leading to the integral garage with electric garage door, space for white goods and housing the Worcester boiler. Gated paved paths lead around either side of the property to the enclosed rear garden which has a covered patio seating area with steps down to a patio entertaining area, lawn with raised shrub and flower beds, a further patio seating area and a timber garden shed.

## 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 E

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2400-8000-0022-7294-3273>

## 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 7<sup>th</sup> and 9<sup>th</sup> February 2023

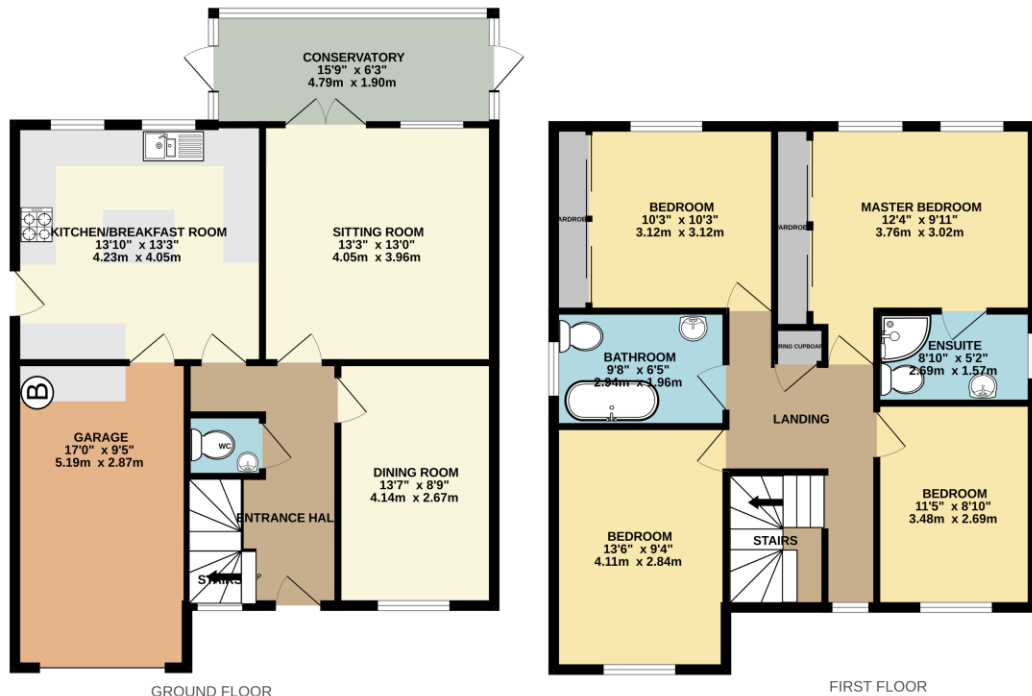
Particulars prepared February 2023.











GROUND FLOOR

FIRST FLOOR

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.