



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MEADOWSIDE

BORDERWAY, BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8AX

GUIDE PRICE

£325,000



**AN EXTENDED SEMI-DETACHED BUNGALOW SET ON A LARGE SECLUDED END PLOT
IN A POPULAR RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN/DINER
- SITTING ROOM
- GARDEN ROOM
- MASTER BEDROOM & DRESSING ROOM
- SECOND DOUBLE BEDROOM
- BATHROOM, UTILITY & CLOAKROOM
- STUDY/PLAY ROOM/CRAFT ROOM
- ESTABLISHED LARGE GARDENS
- CARPORT & DRIVEWAY PARKING

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

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 Forresters Road and after 0.1 mile at the T junction turn right onto Borderway and the driveway to the property will be found at the end of the road as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on a generous sized end plot tucked away in a popular residential area and is within level walking distance of the local school and town centre. The property is just a short walk from the market town centre which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

Meadowside is a semi-detached bungalow constructed circa 1975 of brick elevations under a tiled roof, and later extended via a garage conversion. The property is set on a generous end plot and benefits from UPVC double glazing, oil fired central heating, a carport and ample driveway parking space, and large level gardens. The property has a large loft with conversion potential (subject to planning). The property is offered with no upward chain.

ACCOMMODATION

A part glazed door opens into the entrance hall which has a walk in store cupboard and inner airing cupboard with tank and shelving. The kitchen/diner has a terracotta tiled floor, a Sandyford oil fired range cooker/boiler, a larder cupboard, a range of wooden base and wall units incorporating a ceramic sink/drain, an integral fridge and space for a cooker. The sitting room has an open fire (not in use) with a stone surround. The master bedroom opens through to a large dressing area, which would be ideal to convert back to a third bedroom. There is a second double bedroom and a family bathroom with a bath, Mira Sport electric shower in a separate cubicle, pedestal basin, wc and heated towel rail. A part glazed door from the kitchen opens into a hall with doors to the rear garden, a cloakroom with a wc, the garden room with doors to outside and to a garden store, and to the utility room with plumbing for a washing machine and space for white goods, with a door through to the converted garage which would be suitable for a study/play room/craft room.

OUTSIDE

The gated tarmac driveway leads to a large parking area with a turning circle and to the single carport. The south facing front garden is flanked by tall hedges giving privacy and is mostly laid to lawn with attractive shrub and flower borders, and a gravel area for pots. A path leads around to the rear garden which is mostly laid to lawn, with flower borders, a patio seating area, a covered BBQ area, a gravel area for pots, and two timber garden sheds (14' x 7' and 6' x 4').

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating via Sandyford range cooker.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2923-3250-2897-6675>

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

LONDON SHOWROOM

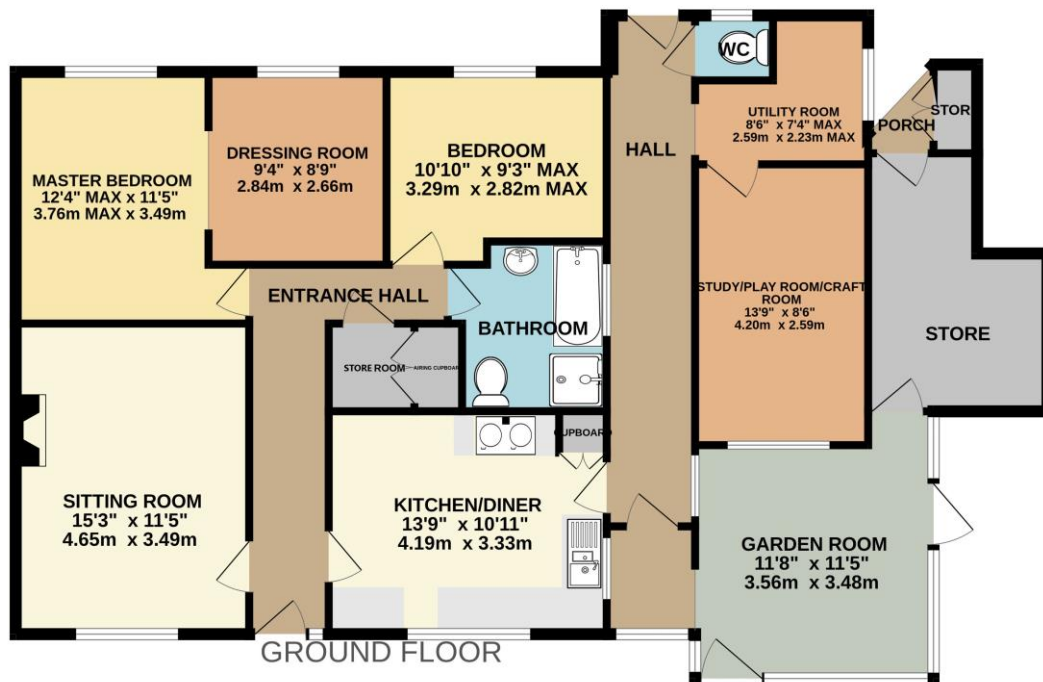
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 20th April 2023
Particulars prepared April 2023.

what3words: ///////////////against.acre.uncle







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.