



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GREEN BANK

33 EARDISTON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JJ

GUIDE PRICE

£315,000



**AN ATTRACTIVE EDWARDIAN SEMI-DETACHED COTTAGE IN A POPULAR AND ACCESSIBLE VILLAGE
WITH EXTENSIVE GARDENS AND LOVELY VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN/DINING ROOM
- SITTING ROOM
- SNUG/STUDY

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- CLOAKROOM

- ESTABLISHED LARGE GARDENS
- DRIVEWAY PARKING
- WORKSHOP

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 7, Cleobury Mortimer – 9, Bewdley – 9.5, Kidderminster – 13.5, Ludlow – 16.5, Leominster – 16.5, Worcester – 16.5, M5 Junction 6 – 17, Hereford – 27, Birmingham - 32.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 signed Kidderminster and proceed for 3.4 miles before keeping straight to continue on the A443 in the direction of Worcester and after 3.5 miles the property will be found on the left hand side just before the Cutmill Bridge turning on the right hand side.

SITUATION & DESCRIPTION

The property is situated in the popular and accessible village of Eardiston, just a short distance from 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, primary and secondary schools, and a range of clubs and societies. The property is within the Lindridge C of E Primary School and Tenbury High Ormiston Academy catchment areas. The property is on a bus route with a regular service between Tenbury Wells and Worcester, as well as a school service.

Green Bank is an Edwardian semi-detached cottage of brick and part rendered elevations under a clay tiled roof with a later single storey flat roof extension forming an impressive kitchen/dining room. The property provides immaculate and well-presented accommodation and benefits from UPVC framed double glazing, oil fired central heating, ample off road parking space and a large sloping tiered garden with an orchard at the top allowing for fantastic views across the Teme Valley.

ACCOMMODATION

A canopy porch opens into the entrance hall with a quarry tiled floor and understairs cupboard housing the Worcester Heatslave 12/14 oil fired boiler, and an adjacent cloakroom has a hand basin, wc and fitted cupboard. The sitting room has a quarry tiled floor and a woodburning stove on a brick hearth. The snug has a quarry tiled floor, decorative fireplace (not in use) and fitted shelving, and leads through to the impressive kitchen/dining room with a tiled floor, two feature lantern roof lights, a larder cupboard, a range of fitted wooden base and wall units incorporating a breakfast bar, a stainless steel sink/drainage, an integral fridge/freezer, Belling electric oven, Indesit ceramic hob with extractor hood over, plumbing for a washing machine and dishwasher, and a door opening onto the patio.

Feature solid oak stairs from the entrance hall rise up to the first floor landing. There are two lofty double bedrooms, one of which has fitted wardrobes. The spacious family bathroom has an oak floor, a bath with a Triton T80 Easi Fit electric shower over, a pedestal basin, wc, fitted cupboards and a heated towel rail.

OUTSIDE

The gravel driveway has parking space for three cars flanked by mature shrub and flower borders. Steps lead up to the entrance and a gated side access leads to a large south-westerly facing patio al fresco entertaining area with space for pots, raised flower and shrub borders and a path leads around to the workshop (12'6" x 7'3") with power and light, and a dog kennel. From the patio steps rise up to a vegetable and soft fruit plot with a timber framed greenhouse (9'11" x 6'5") with power, and a paved seating area, and a path leads on up to a sloping lawn with shrub

and flower borders and a timber garden shed, and on further to an orchard with an array of fruit trees, a chicken run and a pagoda (10'5" x 10'5" max) with canvas cover and power, which is perfect for drinks or a BBQ in the evening whilst enjoying the view from its elevated position.

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating.

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/0148-0045-6236-5105-5960>

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

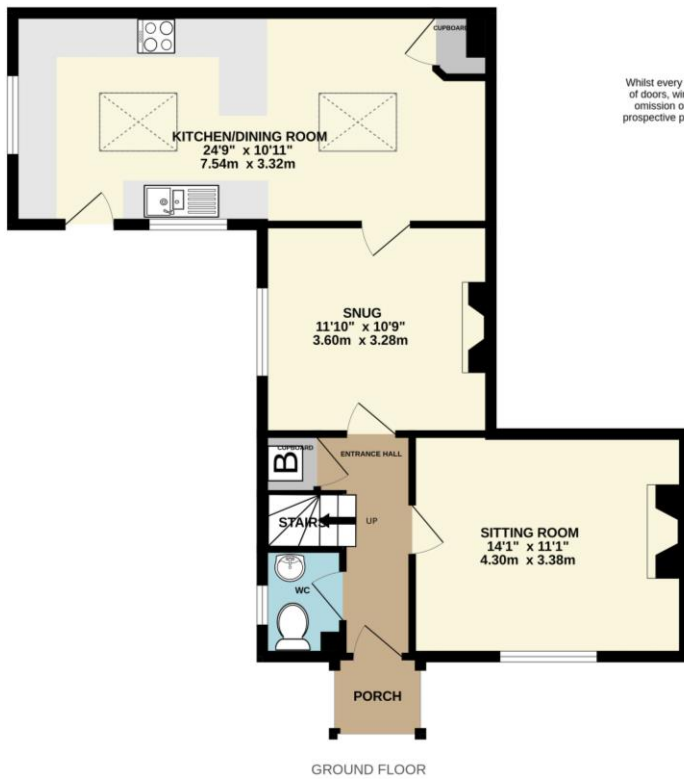
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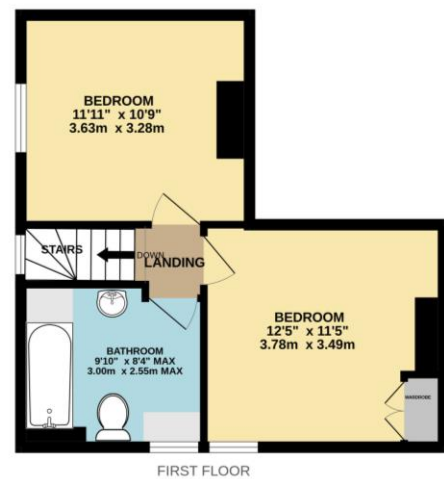
Photographs taken on 25th September 2023
Particulars prepared September 2023.







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 have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.