



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

15 WHITE WILLOW CLOSE

TENBURY WELLS,
WORCESTERSHIRE, WR15 8TR

GUIDE PRICE
£395,000



**A WELL-APPOINTED MODERN THREE STOREY, FOUR BEDROOM DETACHED FAMILY HOUSE
IN A POPULAR RESIDENTIAL AREA
WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.**

- KITCHEN/DINER
- SPACIOUS SITTING ROOM
- UTILITY ROOM & CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- ESTABLISHED GARDENS
- ATTACHED GARAGE
- 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, Leominster – 9.5, Ludlow – 11, Kidderminster – 19, Worcester – 22, Hereford – 22, M5 Junction 6 – 24.5.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.6 mile turn right onto Blackthorn Road. Take the first turning on the right into White Willow Close and then take the next turning on the right and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in an elevated setting in a cul-de-sac in a very popular modern residential development within walking distance of the market town centre and local schools. Tenbury Wells offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies. The property is within the catchment areas for Tenbury C of E Primary School and Tenbury High Ormiston Academy which are both currently rated 'Good' by Ofsted.

15 White Willow Close is a modern detached estate house constructed circa 2015 by David Wilson Homes in a Georgian style with mellow brick elevations under a clay tiled roof. The property offers well-appointed accommodation over three floors with the benefit of four double bedrooms and three bath/shower rooms, a fitted kitchen, UPVC double glazing, gas fired central heating, attractive gardens, driveway parking and a garage. The property would suit a wide range of buyers especially those looking to be within close proximity of the town centre and local schools.

ACCOMMODATION

The entrance hall has an adjacent cloakroom with a hand basin and wc. The kitchen/diner has a kitchen area with cream fitted units with wood effect worktops incorporating a stainless steel sink/drainer and integral appliances including an Electrolux electric double oven, six burner gas hob with an extractor hood over, fridge/freezer, an Indesit dishwasher, and housing for the Ideal Logic Heat 18 boiler, and the dining area has a bay window and French doors opening onto the garden. The utility room has cream fitted units, plumbing for a washing machine, space for a tumble drier, an understairs larder cupboard and a part glazed door opening onto the driveway parking area. The spacious dual aspect sitting room has two bay windows.

Stairs from the entrance hall rise up to the first floor landing with an airing cupboard with hot water cylinder and shelving. The master bedroom has a dressing area with built-in wardrobes and an ensuite with a thermostatic shower in a large cubicle, a pedestal basin, wc and heated towel rail. There is a further double bedroom and a family bathroom with a bath, pedestal basin, wc and heated towel rail.

Stairs from the first floor landing rise up to the second floor landing with a built-in cupboard with a hanging rail. There are two double bedrooms and a shower room with a thermostatic shower in a large cubicle, a pedestal basin, wc and heated towel rail.

OUTSIDE

The tarmac driveway has space for one car leading to the attached garage which has an up and over metal garage door, power and light, and a door to the garden. Further

unrestricted on street parking is available in White Willow Close. To the front of the property there are established flower beds. A solid gate opens into the part walled enclosed garden which is mostly laid to lawn with two patio seating areas, wisteria on the fence and shrub and flower borders.

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 B – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8685-7630-3499-7963-2906>

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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www.nickchampion.co.uk

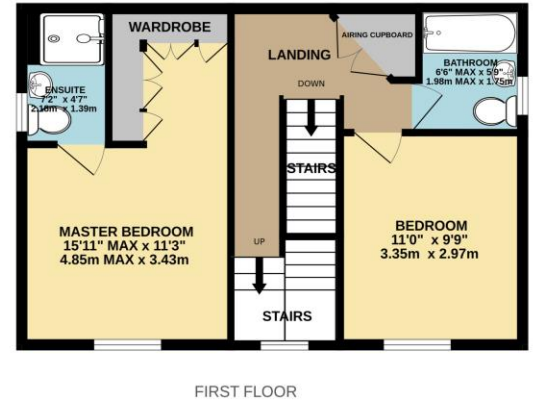
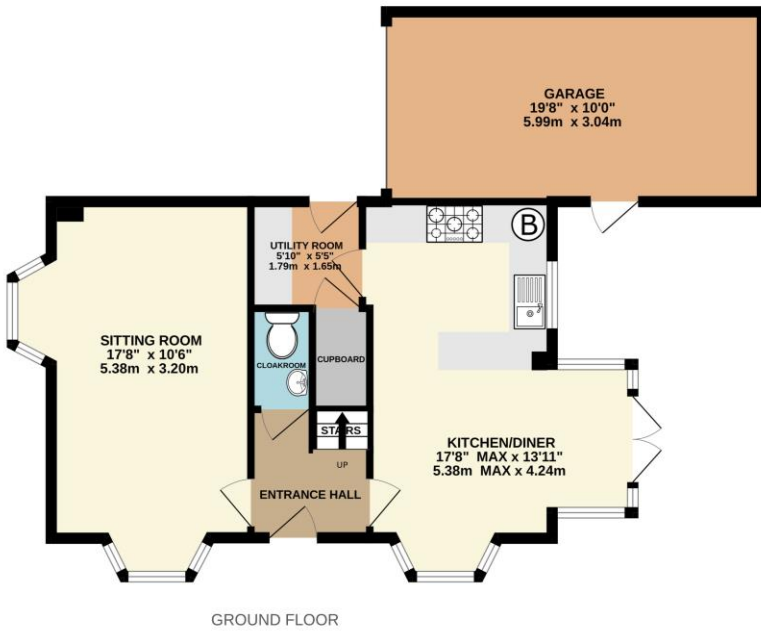
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Photographs taken on 18th June 2024

Particulars prepared June 2024







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.