

3 BORDERWAY**BURFORD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8AX****GUIDE PRICE
£275,000**

**A SEMI-DETACHED FAMILY HOUSE ON A GENEROUS PLOT
IN A POPULAR RESIDENTIAL AREA WITHIN LEVEL WALKING DISTANCE
OF THE PRIMARY SCHOOL AND MARKET TOWN CENTRE.**

- KITCHEN
- OPEN PLAN SITTING/DINING ROOM
- CONSERVATORY AND STUDY
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- FAMILY BATHROOM AND CLOAKROOM
- ATTACHED GARAGE
- AMPLE DRIVEWAY PARKING
- SOUTH FACING GARDEN

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

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 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 a popular residential area close to Burford Primary School and is within level walking distance of the town centre of Tenbury Wells which offers many facilities including a variety of supermarkets, 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.

3 Borderway is a semi-detached house constructed circa 1960 of mellow brick elevations under a tiled roof, which has been updated by the present owners and is in good decorative order. The property is set on a generous plot and benefits from UPVC framed double glazing, gas fired central heating with a Worcester combi boiler in the loft, driveway parking space, an attached garage, and a level south facing rear garden. The property would suit a variety of applicants including first time buyers, families, buy-to-let investors and those looking to be within walking distance of the town centre.

ACCOMMODATION

A part glazed door opens into the entrance hall which leads to a cloakroom with a hand basin and wc, a study/home office, and the open plan kitchen/sitting/dining room which has a kitchen area with black painted fitted units incorporating a ceramic sink/drainer, with space for a cooker with an extractor hood over, plumbing for a washing machine and tumble dryer, and space for a fridge/freezer, a dining area and a sitting area with a modern electric wall mounted fire and sliding patio doors opening onto the garden. A side passage off the kitchen has space for cloaks, a part glazed door onto the driveway, and also leads to the conservatory which has patio doors opening onto the garden, and to the attached garage with and up and over metal garage door, power and light.

Stairs from the entrance hall rise up to the first floor landing with an airing cupboard housing. There are two double bedrooms, one with a built-in cupboard with shelving and the other with fitted wardrobes, and a single bedroom. The family bathroom has a bath with a Triton T80 electric shower over, a vanity basin unit, wc and heated towel rail.

OUTSIDE

The brick effect block paved and gravel driveway has ample parking space for four cars leading to the attached garage. A gated side path leads around to the south facing rear garden which is mostly laid to lawn with a patio, decked BBQ and al fresco entertaining area, raised shrub and flower borders.

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8635-3529-7509-0770-6292>

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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what3words: //damp.feasted.tango

Flood Risk (Checked on 27.11.25 on

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

Rivers and the sea: Very Low

Surface water: Low

Mobile Coverage (Checked on Ofcom: 27.11.25)

O2: Good outdoor and in-home

EE, Vodafone and Three: Good outdoor, variable in-home

Broadband Availability (Checked on Ofcom: 27.11.25)

Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)

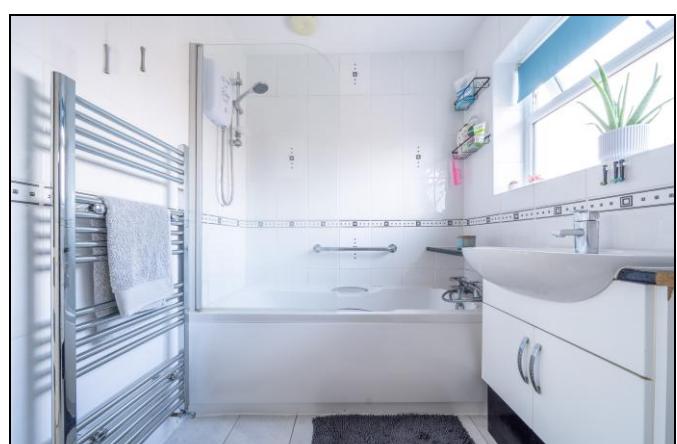
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available

Photographs taken on 8th November 2025

Particulars prepared November 2025.







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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.