



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

13 BLACKTHORN ROAD

TENBURY WELLS,
WORCESTERSHIRE, WR15 8TN

GUIDE PRICE
£395,000



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

- KITCHEN/DINING/FAMILY ROOM
- SPACIOUS SITTING ROOM & STUDY
- UTILITY ROOM & CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- WEST FACING GARDEN
- DETACHED GARAGE
- DRIVEWAY PARKING SPACES

NICK CHAMPION LTD

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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 and the property will be found on the left 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.

13 Blackthorn Road 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 two floors with the benefit of four double bedrooms (one ensuite), a fitted kitchen, UPVC double glazing, gas fired central heating, a security alarm system, attractive low maintenance gardens, three driveway parking spaces and a detached 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, wc and understairs cupboard. The open plan kitchen/dining/family room has a kitchen area with cream fitted units incorporating a stainless steel sink/drainage and integral appliances including an electric double oven, six burner gas hob with an extractor hood over, fridge/freezer and dishwasher, a dining area and space for a seating area in the bay with French doors opening onto the garden. The utility room has cream fitted units incorporating a stainless steel sink/drainage, with plumbing for a washing machine, space for a tumble drier, housing the Ideal boiler, and with a part glazed door opening onto the rear garden. The spacious sitting room has a bay window, and there is also a study which could be utilised as a snug, music room or fifth bedroom.

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

OUTSIDE

The tarmac driveway has parking space for up to three cars leading to the detached single garage (19'2" x 9'11") which has an up and over metal garage door, power and light. Further unrestricted on street parking is available in Blackthorn Road. To the front of the property there are established shrub borders and a small strip of lawn. A solid gate off the driveway opens into the west-facing part walled and enclosed rear garden which has a patio seating area, a decked al fresco entertaining area, gravel with space for pots, a lawn and a timber summerhouse.

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 F

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2655-6120-2195-0465>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

The property is subject to a Service Charge payable to Tenbury View Management Company Limited for maintenance of the communal areas on the Estate which is currently £460.93 per annum paid half yearly in advance and is subject to annual review – the next review date being 1st January 2027.

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

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www.nickchampion.co.uk

what3words: ///graceful.snuggled.fattest

Flood Risk (Checked on 07.01.26 on

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

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 07.01.26)

EE and Three: Good outdoor, variable in-home

O2 and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 07.01.26)

Standard: 15 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 79 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – 1800 Mbps (highest download) / 220 Mbps (highest upload)

Photographs taken on 11th December 2025

Particulars prepared January 2026







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.