



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

40 WHEELER ORCHARD

TENBURY WELLS,
WORCESTERSHIRE, WR15 8DQ

GUIDE PRICE
£235,000



**AN UPDATED MID-TERRACED FAMILY HOUSE
WITH A GARDEN AND PARKING AND WITHIN WALKING DISTANCE
OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SITTING ROOM AND CONSERVATORY
- THREE BEDROOMS
- BATHROOM AND CLOAKROOM
- DRIVEWAY PARKING
- WEST FACING REAR GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



40 WHEELER ORCHARD, TENBURY WELLS, WORCESTERSHIRE, WR15 8DQ

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 0.3 mile turn left onto Bromyard Road/B4214 and after 0.2 mile turn right onto The Crescent and then take the second right onto Wheeler Orchard before taking the first left and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

40 Wheeler Orchard is situated in a residential area off the Bromyard Road, and is within easy walking distance of the local primary and secondary schools and the market town centre which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

40 Wheeler Orchard is a mid-terraced estate house constructed circa 1970 of mellow brick elevations under a tiled roof. The property offers well-appointed accommodation which has been updated in recent years, with the benefit of a modern kitchen and bathroom, UPVC double glazing, gas fired central heating with a Worcester combi boiler, an attractive low maintenance west facing garden, and ample driveway parking space. The property would suit a wide range of buyers including first time buyers, families, buy-to-let investors, and those looking to be within walking distance of the town centre.

ACCOMMODATION

The entrance hall has an understairs cupboard and the adjacent cloakroom has a hand basin, wc and houses the Worcester combi boiler. The kitchen/dining room has a range of grey laminate fitted units incorporating a sink/drainage, integral appliances including an electric oven, ceramic hob with extractor hood over, and dishwasher, with space for a fridge/freezer, and an understairs pantry cupboard with plumbing for a washing machine. The sitting room has French doors opening onto the garden. The conservatory has French doors opening onto the garden, an adjacent store cupboard with electric, and access onto the shared covered passageway leading to the parking area.

Stairs from the entrance hall rise up to the first floor landing. There are two double bedrooms, one of which has fitted wardrobes, and a generous single bedroom. The family bathroom has a bath, a dual head thermostatic shower in a separate cubicle, a vanity unit incorporating a hand basin and wc, and a heated towel rail.

OUTSIDE

The part stoned and part concrete driveway has parking space for up to four cars leading to a patio with space for pots and access to the shared covered walkway giving access to the conservatory and rear garden beyond. The west facing rear garden has a patio al fresco entertaining area and steps leading up to an astroturf lawn, with raised rose borders and a timber garden shed.

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 B

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2219-9670-2096-4075>

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

what3words: ///logo.basket.hiked

Flood Risk (Checked on 10.03.26 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: 10.03.26)

EE, O2, Vodafone and Three: Good outdoor

Broadband Availability (Checked on Ofcom: 10.03.26)

Standard: 14 Mbps (highest download) / 1 Mbps (highest upload)

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

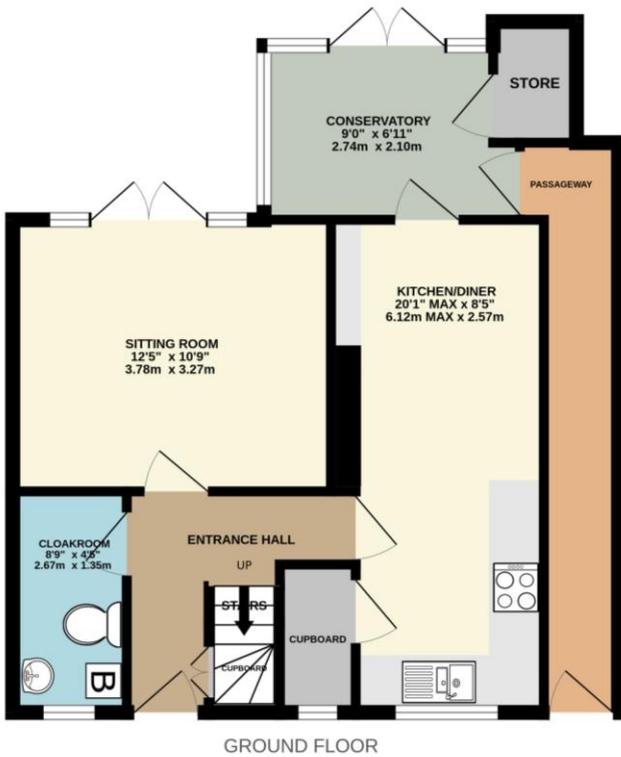
Ultrafast – Not available

Photographs taken on 10th March 2026

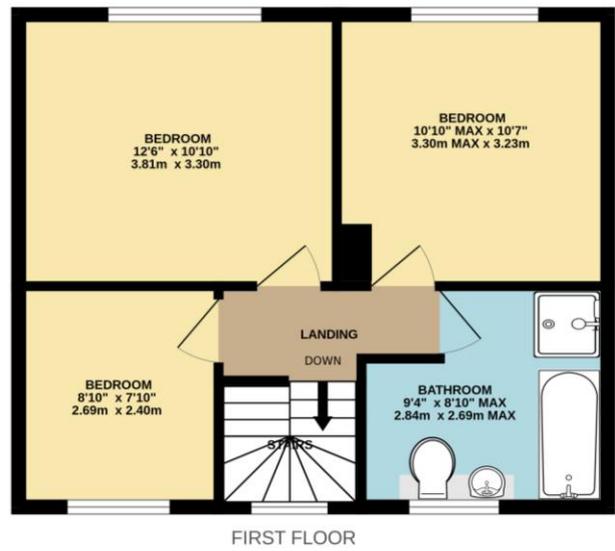
Particulars prepared March 2026







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.