



**17 Church Street**  
Tenbury Wells, WR15 8BP

**Andrew Grant**

# 17 Church Street

Tenbury Wells, WR15 8BP

**3 Bedrooms 1 Bathroom 1 Reception Room**

A charming three-bed period home, rich in character and nestled in the heart of Tenbury Wells.

- Quaint period home with exquisite original features, including exposed timbers and beams.
- Spacious living and dining areas featuring a beautiful inglenook fireplace.
- Three good sized bedrooms, each brimming with unique period charm.
- Private, tranquil garden with patio and lawn, perfect for outdoor dining and relaxation.
- Picturesque views over the nearby historic church, set in a charming market town.

This idyllic period residence exudes character, showcasing numerous original features and occupying a picturesque location with charming views of the nearby church. Its façade seamlessly blends with the surrounding historic properties, offering abundant potential for personalisation to create a truly welcoming family home.

1061 sq ft (98.5 sq m)





## The living and dining room

This spacious, dual aspect living and dining room is truly the heart of the home. With two front-facing windows and one at the rear, natural light floods the room, enhancing the character-filled period features, such as exposed timbers and beams. The charming inglenook fireplace, complete with a tiled hearth, brick surround, and a wooden mantel beam, serves as a delightful focal point. A large storage cupboard in the dining area provides practical storage, with an opening leading to the utility room.







## The kitchen

This spacious kitchen features a dual aspect, with windows to the front and rear and a door leading directly to the garden. It includes wall and base units, space for appliances, and a one-and-a-half bowl stainless-steel sink with a drainer and mixer tap. A built-in pantry cupboard provides extra storage, while tiled flooring and feature brickwork add a touch of character.





## The utility room

The utility room, accented by exposed timbers, includes space under the worktop for both a washing machine and dryer. A rear window provides natural light, and an open doorway leads conveniently to the kitchen.



## The primary bedroom

The primary double bedroom features original wooden flooring and beams, useful built-in wardrobe space and an idyllic window looking over the rear garden.





## Bedrooms two and three

Bedroom two is a well-proportioned room with a window overlooking the rear garden, offering versatility as a bedroom, home office, or additional living space. Bedroom Three, another versatile space, features a front-facing window and wooden flooring.







## The bathroom

This generously sized family bathroom includes a low-level WC, washbasin, and a bath with a shower over. Tasteful tiling on the splashbacks complements the fittings, and an obscure-glazed rear window provides both light and privacy.



## The garden

The rear garden is a private retreat, featuring a patio ideal for alfresco dining and a lawned area with a central pathway bordered by a dwarf wall. Mature plants and specimen trees enhance its charm, while the secluded setting ensures privacy and tranquility.

## Location

Set in the heart of Worcestershire's scenic countryside, Tenbury Wells is a picturesque market town that combines rural tranquillity with modern amenities. Renowned for its rich history and riverside charm along the River Teme, the town offers a variety of shops, cosy cafés and traditional pubs. Outdoor enthusiasts and families alike will enjoy the abundance of green spaces and countryside nearby.

Tenbury Wells benefits from excellent transport links, with easy access to nearby towns and cities. The A456 offers direct routes to Kidderminster and Worcester, while Hereford and Ludlow are within easy reach. For commuters, Leominster station is close by, offering regular rail services to Birmingham and beyond.

## Services

The property benefits from mains electricity and water.

## Council Tax

The Council Tax banding for this property is **Band C**



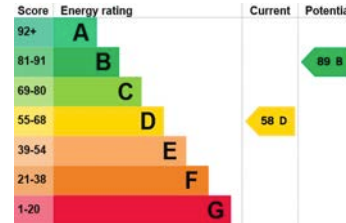
# Church Street, Tenbury Wells, WR15

Approximate Area = 1061 sq ft / 98.5 sq m

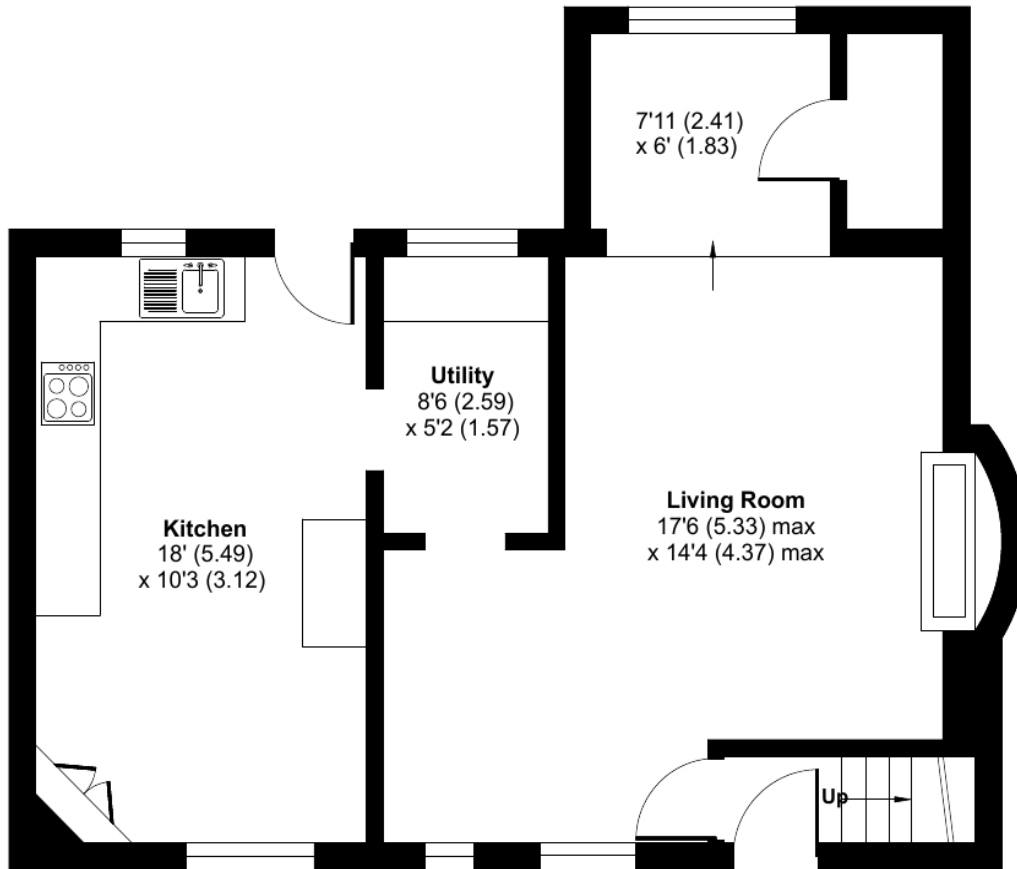
Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 1128 sq ft / 104.7 sq m

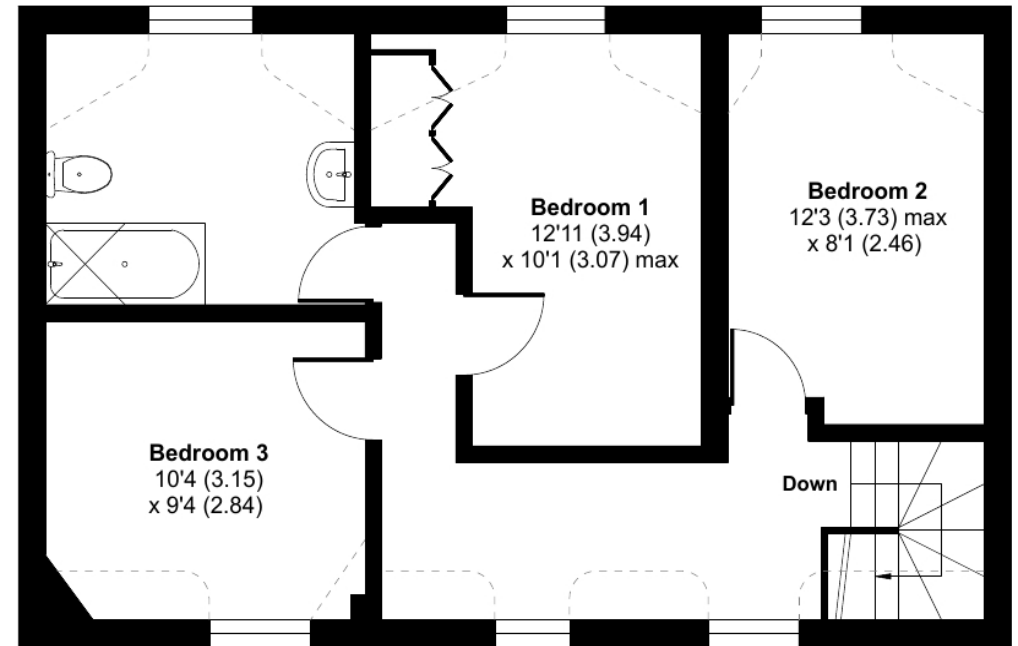
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)