



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

1 CHURCH MEWS

CHURCH STREET, TENBURY WELLS,
WORCESTERSHIRE, WR15 8BP

OFFERS IN EXCESS OF
£150,000



**A CHARACTERFUL END-TERRACED MEWS HOUSE OVERLOOKING THE CHURCH
WITH ALLOCATED PARKING AND A SMALL PATIO GARDEN
SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

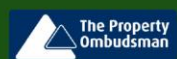
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO DOUBLE BEDROOMS
- SMALL PATIO SEATING AREA
- FULLY FITTED KITCHEN
- SHOWER ROOM
- ALLOCATED PARKING SPACE

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Ludlow – 10, Leominster – 10, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 22, M5 Junction 6 – 24, Birmingham – 38.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street before taking the first right onto Market Square. Proceed onto Church Street and Church Mews will be found on the left hand side and the property is the first on the right hand side.

SITUATION

The property overlooks St Mary's Church in the Tenbury Wells Conservation Area within easy level walking distance of the market town centre. 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, and a range of clubs and societies.

1 Church Mews is an end-terraced mews cottage constructed of brick elevations under a slate tiled roof which is one of three converted from the former Parish Rooms circa 1999. The property offers recently upgraded accommodation which is in immaculate condition and features an open plan ground floor with a modern galley kitchen, two double bedrooms, a new shower room suite, mains services including gas fired central heating with a Worcester combi boiler, double glazing throughout, and character features including old pine internal doors, exposed floorboards and beams in the bedrooms. There is an allocated parking space and a small patio seating area with space for pots to the front. The property would make an ideal holiday let and would also suit a wide variety of applicants including first time buyers, buy-to-let investors and those looking to be within walking distance of the town centre.

ACCOMMODATION

A part glazed entrance door opens into the open plan kitchen/living room with a living area with sitting and dining space and an understairs store cupboard, and a galley kitchen area with a range of sage green fitted units incorporating a stainless steel sink/drainage, integral appliances including a fridge, washing machine, electric oven and ceramic hob with an extractor hood over, and housing the Worcester combi boiler.

Stairs rise up to the first floor landing leading to two double bedrooms with exposed floorboards and beams, and one with an overstairs wardrobe. The shower room has a decorative tiled floor, a dual head thermostatic shower in a walk-in shower enclosure, a vanity basin unit, wc and heated towel rail.

OUTSIDE

To the front of the property there is a brick paved patio area with space for pots and a bistro table and chairs covered by a part-glazed roof pergola. There is one allocated parking space in the Church Mews car parking area.

TENURE

Freehold

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating – Worcester combi boiler.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band A

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2569-2470-2795-1781>

ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at:

www.nickchampion.co.uk

Photographs taken on 28th September 2026

Particulars prepared September 2026

what3words: ///assess.limits.hindered

Flood Risk (Checked on 30.09.26 on

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

Surface water: Low

Rivers and the sea: Low

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

Reservoirs: There is a risk of flooding from reservoirs in this area.

N.B. The property has suffered from flooding in the past, most recently in February 2020 when much of the town centre was affected by flooding. The property is included in the Tenbury Wells Flood Risk Management Scheme and plans have been drawn up to carry out work to the property which intend to reduce the risk of flooding when complete.

Mobile Coverage (Checked on Ofcom: 30.09.26)

Three: Good outdoor and in-home

EE and O2: Good outdoor, variable in-home

Vodafone: Good outdoor

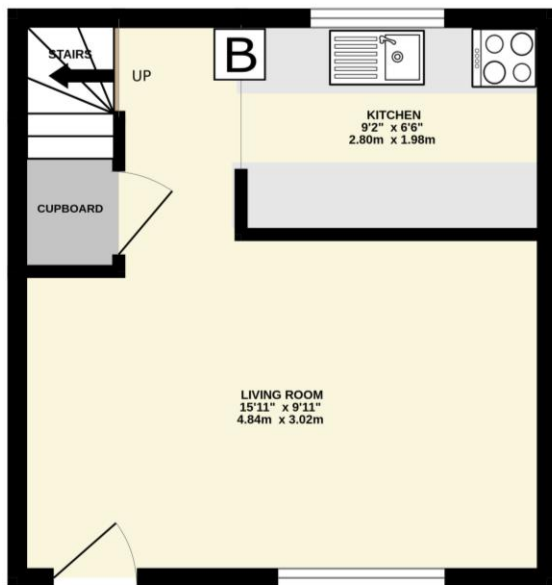
Broadband Availability (Checked on Ofcom: 30.09.26)

Standard: 16 Mbps (highest download) / 1 Mbps (highest upload)

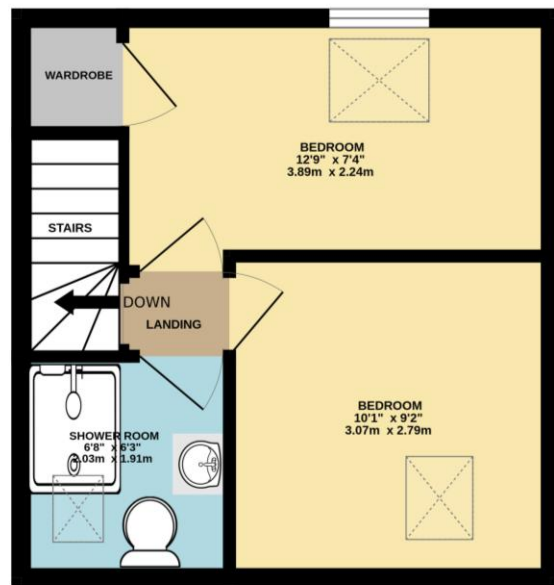
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available





GROUND FLOOR



FIRST FLOOR

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.