

APPLE HOUSE 5 PENSMILL CLOSE

EARDISTON | TENBURY WELLS | | WR15 8GA







An attractive three-bedroom detached family home offering well-proportioned accommodation, an integral garage and delightful enclosed gardens, pleasantly situated within the rural village of Eardiston.

Offers Over £325,000





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- **Beautifully presented three-bedroom detached home**
- **Generous reception room with direct access to the rear garden**
- **Principal bedroom with en-suite shower room**
- **Integral garage and off-road parking**
- **Attractive enclosed rear garden with paved seating area**
- **Ideal for growing families**

Halls are delighted with instructions to offer Pensmill Close for sale by Private Treaty.

An attractive and well-presented three-bedroom detached family home, complemented by off-road parking, an integral garage and an attractive enclosed rear garden providing a pleasant space for outdoor seating, dining and entertaining.

SITUATION

The property occupies an attractive position within the rural village of Eardiston, surrounded by the rolling Worcestershire countryside and conveniently positioned for access to the popular market town of Tenbury Wells.

Tenbury Wells provides a useful range of facilities and amenities for day-to-day requirements, whilst the surrounding road network provides access to the wider regional centres.

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DIRECTIONS

From the agent's office on the Franche Road, DY11 5AP, head in a North West direction. At the roundabout, take the 1st exit, continue onto Habberley Ln/B4190, continue onto Habberley Road, then turn left onto Kidderminster Road, at the roundabout take the 2nd exit onto the A456 and stay on A456, at the roundabout, take the 2nd exit onto Long Bank/A456.

Continue to follow A456 for a distance, turn left onto B4202 and then turn right to go through Menithwood, continuing before turning right onto the A443. Turn left onto Pensmill Close where the property will be on your left.

SCHOOLING

The property lies within reach of a number of well-regarded educational facilities, including Lindridge St Lawrence CE Primary School(Ofsted rated Good. A well-regarded village primary with a strong community), Tenbury C.E. Primary Academy and then Tenbury Ormiston Academy for secondary education (Ofsted rated Good. A respected secondary serving the wider Teme Valley, just 13 minutes away).

Independent schooling within the wider area includes St Michael Abbey School in Tenbury Wells and Moor Park near Ludlow.

PROPERTY

The property is principally accessed via a front entrance door which opens into a welcoming entrance hall, with doors leading to the ground-floor accommodation.

The kitchen is fitted with a contemporary range of base and wall units, providing a useful amount of storage and preparation space, together with a selection of integrated appliances.

The dining room provides ample space for a dining table and chairs and offers a particularly useful additional reception space, ideally suited to both everyday family dining and more formal entertaining.

Adjacent is the generously proportioned reception room, which forms the principal living space and affords ample room for a number of comfortable seating arrangements.

French doors open directly onto the rear garden, allowing for an abundance of natural light whilst creating an attractive connection between the internal and external accommodation.

Stairs to the first-floor landing, from where access is provided to three comfortably proportioned Bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom, with all three bedrooms having fitted wardrobes.

The accommodation is further complemented by an integral garage, providing useful secure parking and storage space.





OUTSIDE

The property benefits from a brick-paved driveway to the front, providing off-road parking and access to the integral garage.

To the rear is an attractive enclosed garden, principally laid to lawn and complemented by established planting and mature boundaries.

A paved patio provides an excellent space for outdoor seating, dining and entertaining, whilst the garden as a whole offers an appealing and manageable external space for family enjoyment.

SERVICES

We understand that the property benefits from mains water, electricity and drainage. The property has oil fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Rd, Malvern WR14 3AF

COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

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, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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 Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

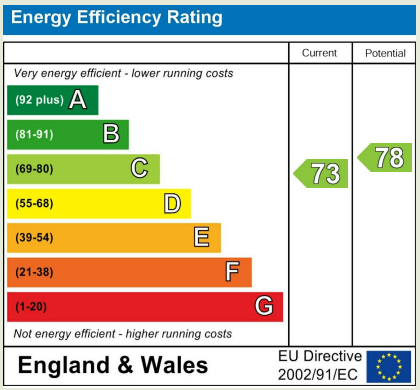
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1094 sq ft / 101.6 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1250 sq ft / 116.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1516528



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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