NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

17 KYRESIDE

TENBURY WELLS, WORCESTERSHIRE, WR15 8BX

GUIDE PRICE
£190,000



AN END TERRACED FAMILY HOUSE FOR UPGRADING WITH GENEROUS GARDENS AND WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM WITH WOODBURNER
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- FAMILY BATHROOM & WC
- FRONT AND REAR GARDENS
- RANGE OF OUTBUILDINGS
- PERMIT PARKING

NICK CHAMPION LTD
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Tel: 01584 810555 | **Email:** info@nickchampion.co.uk
www.nickchampion.co.uk

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APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 0.6, Leominster – 10, Ludlow – 11, Kidderminster - 19, Hereford – 22, Worcester - 23, M5 Junction 6 – 25, Birmingham - 38.

DIRECTIONS
From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after 0.3 mile turn left onto Bromyard Road. Proceed for 0.3 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION AND DESCRIPTION
17 Kyreside is situated in a popular residential area within walking distance of the local primary and secondary schools, and the market town of Tenbury Wells which offers many facilities including supermarkets, a good variety of independent shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

17 Kyreside is an end terraced house constructed circa 1960 of mellow brick elevations under a tiled roof in need of complete upgrading, with the potential to create a comfortable family home. The property benefits from UPVC framed double glazing, mains services including gas fired central heating with a Worcester combi boiler, permit parking and generous front and rear gardens. The property is offered for sale with no upward chain.

ACCOMMODATION
A part glazed entrance door opens into the porch leading through to the entrance hall with adjacent wc. The kitchen/breakfast room has fitted units incorporating a sink/drainer, an integral electric double oven and gas hob, plumbing for a washing machine, space for an undercounter fridge, an understairs store cupboard, and a stable door to the side porch with part glazed doors to the front and rear gardens. The living room has a woodburning stove and French doors opening into a conservatory which in turn has French doors opening onto the rear garden.

From the entrance hall stairs rise up to the first floor landing which has an airing cupboard housing the Worcester combi boiler and shelving. The master bedroom has an overstairs store cupboard. The second double bedroom has built-in cupboards and there is a generous single bedroom. The bathroom has a bath, Mira Sport electric shower in a separate cubicle, and pedestal basin, and there is a separate wc.

OUTSIDE
The enclosed front garden has a gated path leading past a lawn with a pond and established shrub and flower borders to the front and side porches. The easy care enclosed rear garden has two sections and is mostly patio with a covered patio area adjacent to the house, timber garden sheds, kennels and a greenhouse. The property benefits from permit parking on Kyreside.

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

LOCAL AUTHORITY
Malvern Hills District Council - Tel: 01684 862151
Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE
EPC Rating D
Full details available upon request or follow the link: https://find-energy-certificate.service.gov.uk/energy-certificate/9881-3063-7206-2346-7200

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

TENURE
Freehold

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 for sale and to let at:
www.nickchampion.co.uk

Photographs taken on 16th June 2026
Particulars prepared: June 2026
Particulars updated: 4th August 2026 and 30th October 2026

what3words: ///limbs.blushed.umbrellas

Flood Risk (Checked on 19.06.26 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: 19.06.26)
O2: Good outdoor, variable in-home
EE, Three and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 19.06.26)
Standard: 14 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – 1,800 Mbps (highest download) / 220 Mbps (highest upload)







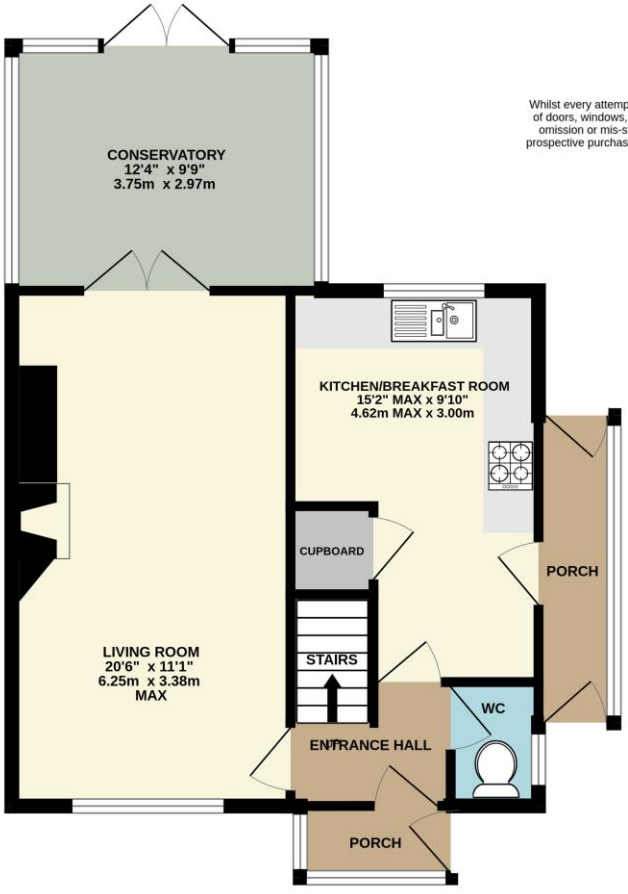






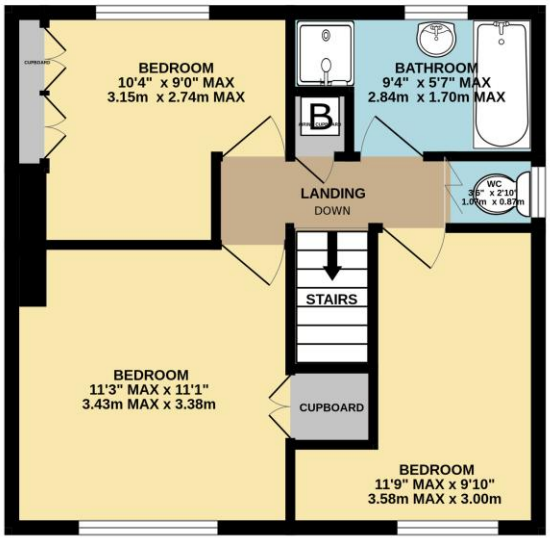






GROUND FLOOR

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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FIRST FLOOR

N218 Printed by Ravensworth 01670 713330

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.