



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 6 GREENHILL CLOSE

TENBURY WELLS,  
WORCESTERSHIRE, WR15 8BG

GUIDE PRICE

**£250,000**



**AN EXTENDED SEMI-DETACHED FAMILY HOUSE FOR UPGRADING  
IN A POPULAR RESIDENTIAL AREA WITHIN WALKING DISTANCE  
OF THE MARKET TOWN CENTRE AND LOCAL SCHOOLS.**

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- GARDEN ROOM/CONSERVATORY
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/DRESSING ROOM
- FAMILY BATHROOM
- UTILITY ROOM, WC AND STORE
- DRIVEWAY PARKING
- ESTABLISHED GARDENS

**NICK CHAMPION LTD**

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

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# 6 GREENHILL CLOSE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BG

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.2, Ludlow – 10, Leominster – 11, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

## DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the first right hand turn into Greenhill Close and then take the first left and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated in a popular residential development within close level walking distance of the town centre, and also within walking distance of the primary and secondary schools. The market town of Tenbury Wells offers many facilities including a variety of supermarkets, shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, primary and secondary schools, and a range of clubs and societies.

6 Greenhill Close is a semi-detached house constructed circa 1970 of brick elevations under a tiled roof, which has a garden room/conservatory extension and a garage conversion providing additional accommodation including a utility room, ground floor wc and bike/garden store. The property is in need of updating but already benefits from UPVC double glazing, gas fired central heating, established gardens, and two driveway parking spaces. The property would suit a variety of applicants including first time buyers, families, buy-to-let investors and those looking to be within walking distance of the town centre.

## ACCOMMODATION

A glazed porch opens into the entrance hall which has a cloaks cupboard and understairs cupboard. The kitchen/breakfast room has a range of wooden fitted units incorporating a stainless steel sink/drainer, space for an undercounter fridge and a cooker with an extractor hood over, and housing the Potterton Suprima boiler. The L-shaped living room has a Robinson Willey Firecharm gas fire on a marble hearth and sliding patio doors opening onto the rear garden. The garden room/conservatory has a glazed door opening onto the garden, and also leads through to the utility room which has a stainless steel sink/drainer unit, plumbing for a washing machine, space for a tumble dryer, an adjacent wc and garden/bike store with further space for white goods and an up and over metal garage door opening onto the driveway.

Stairs from the entrance hall rise up to the first floor landing. There are two double bedrooms with fitted furniture and a single bedroom which is currently utilised as a dressing room having a full wall of fitted wardrobes. The family bathroom has a bath with a Triton Rapide R3 electric shower over, a pedestal basin, wc and an airing cupboard with an immersion tank and shelving.

## OUTSIDE

The paved driveway has parking space for two cars with an adjacent lawn with shrub and flower borders and a patio seating area with space for pots. The enclosed rear garden has a patio al fresco entertaining area, a lawn and attractive shrub and flower borders.

## 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 C

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2115-7650-2106-5245>

## 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](http://www.nickchampion.co.uk)

what3words: ///elevated.animals.complies

Flood Risk (Checked on 08.05.26 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: There is a risk of flooding from reservoirs in this area.

Mobile Coverage (Checked on Ofcom: 08.05.26)

EE and Three: Good outdoor, variable in-home

O2: Good outdoor

Vodafone and Three: Variable outdoor

Broadband Availability (Checked on Ofcom: 08.05.26)

Standard: 17 Mbps (highest download) / 1 Mbps (highest upload)

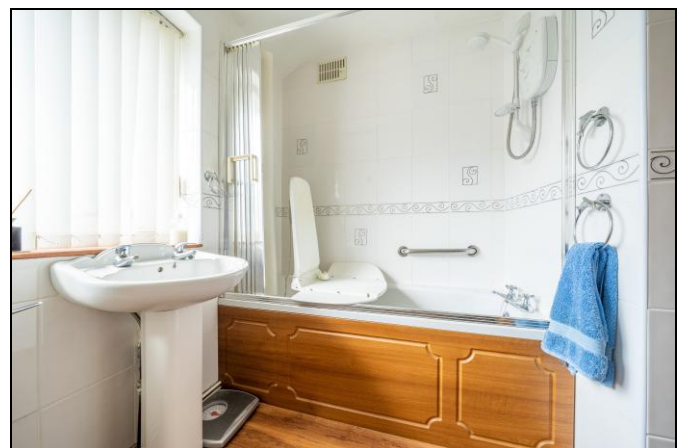
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

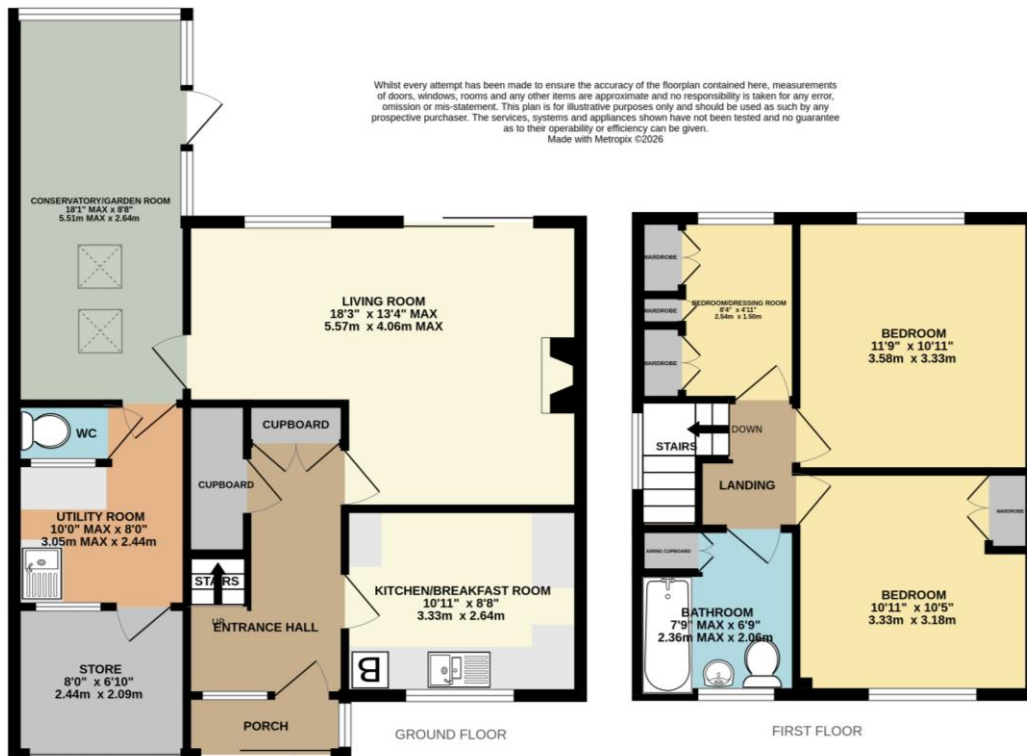
Ultrafast – Not available

Photographs taken on 1<sup>st</sup> May 2026

Particulars prepared May 2026.







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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.