



5 Blackthorn Road, Tenbury Wells, Worcestershire

G HERBERT  
BANKS

EST. 1898



5 Blackthorn Road  
Tenbury Wells  
Worcestershire  
WR15 8TN

An impressive modern detached family home.

Situated on this popular development towards the edge of Tenbury Wells.

- Reception hall, cloakroom, good-sized lounge, dining kitchen, utility room. Four bedrooms, two shower rooms (one en-suite), family bathroom.
- Garage, block paved parking, nicely enclosed garden.

### Situation

This appealing three storey detached house lies within walking distance of the historic town of Tenbury Wells. The town provides an extensive range of amenities including both junior and senior schools, a range of independent shops, cafes, pubs and restaurants, a Tesco supermarket, the wonderful historic Art Deco theatre and cinema, doctors, dentists and veterinary surgeons and a leisure centre with swimming pool.

The towns of Ludlow and Leominster together with the cathedral cities of Worcester and Hereford are all accessible. Leominster has a direct rail service to Manchester and Cardiff.

### Description

An excellent house which was built about 10 years ago. It is approached by a central reception hall with cloakroom off.

There is a good-sized lounge with bay windows to front and side and ceiling spotlighting.

The dining kitchen has twin double glazed doors to the garden, and a bay window to front. There is a range of wall and floor mounted cupboards, stainless steel sink unit, six ring gas hob with extractor over and electric oven beneath together with integral fridge, freezer and dishwasher.

Lying off the kitchen is a utility room with door to exterior, plumbing for washing machine and wall mounted cupboards.

The first/second floors are served by two landings. On the first floor is the airing cupboard with insulated hot water cylinder.

The house benefits from four bedrooms, three with mirror fronted wardrobe cupboards with shelving. There are two shower rooms (one en-suite to the master) together with a separate family bathroom.

### Outside

5 Blackthorn Road is approached by a blocked paved driveway leading to block paved parking for two cars together with a single garage.

There is an enclosed side/rear garden with brick walling and timber panelled fencing. It provides an initial paved area and paved path leading on to two areas of astro turf with a lawned garden which is split by a path.

### Agents Note

Please note there is an approximate annual service charge of £176 every six months. This includes the maintenance of any communal areas. Further details are available via the agent.

### GENERAL INFORMATION

#### Energy Performance

Current Rating: 79C  
Potential Rating: 83B  
Carried out: 15<sup>th</sup> February 2026

### Services

Mains gas, electricity, water and drainage. Gas fired central heating.

### Local Authority

Malvern District Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968

### Directions

What3words ///fuels.slumped.sped

#### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

*In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



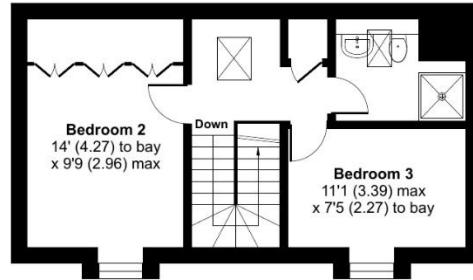
## Blackthorn Road, Tenbury Wells, WR15

Approximate Area = 1434 sq ft / 133.2 sq m

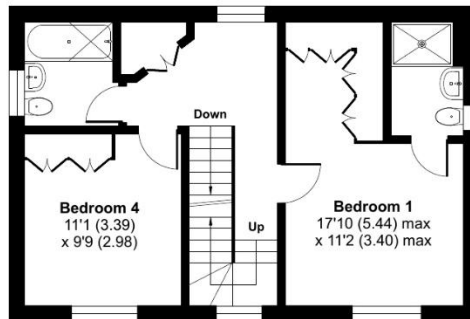
Garage = 123 sq ft / 11.4 sq m

Total = 1557 sq ft / 144.6 sq m

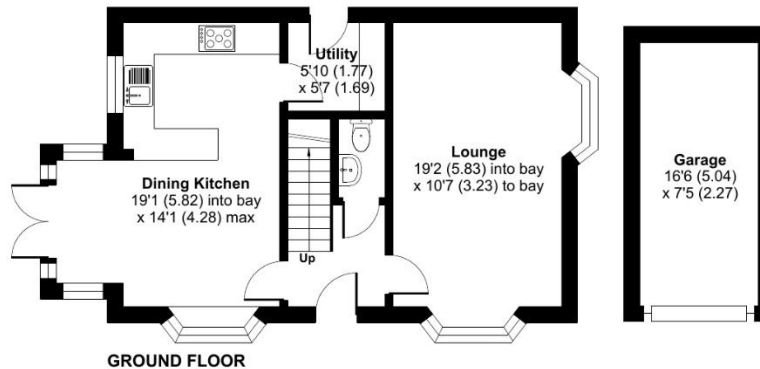
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2026. Produced for G Herbert Banks LLP. REF: 1409678



# G HERBERT BANKS

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