



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

45 GREENHILL CLOSE

TENBURY WELLS,
WORCESTERSHIRE, WR15 8BG

GUIDE PRICE

£275,000



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

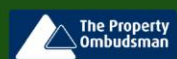
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- CONSERVATORY
- SPACIOUS MASTER BEDROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM AND CLOAKROOM
- DRIVEWAY PARKING
- GENEROUS REAR GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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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 next right and at the fork keep right again and the property will be found straight ahead and is the third in from the left.

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.

45 Greenhill Close is a semi-detached house constructed circa 1970 of brick faced elevations under a tiled roof, which has been updated and has a modern kitchen, a conservatory with a solid roof, and a garage conversion providing additional accommodation including a utility room and cloakroom. The property is in good decorative order and benefits from UPVC framed double glazing throughout, gas fired central heating with a Worcester combi boiler, a generous west-facing rear garden, and ample driveway parking space. The property would suit a wide 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

The side porch has part glazed doors to the front and rear, and a part glazed door opens into the entrance hall. The kitchen/breakfast room has grey laminate fitted units incorporating a stainless steel sink/drainage, with integral appliances including a fridge/freezer, electric oven, gas hob with an extractor hood over, plumbing for a dishwasher, and has a part glazed door opening onto the driveway. The living room has an understairs store cupboard and French doors opening into the conservatory which has a solid roof and in turn has French doors opening onto the rear garden. The utility room has white laminate fitted units incorporating a Belfast sink, with plumbing for a washing machine, space for a tumble dryer and fridge/freezer, and houses the Worcester combi boiler. The adjacent cloakroom has a vanity basin unit and wc,

Stairs from the entrance hall rise up to the first floor landing and the overstairs airing cupboard has a radiator and shelving. There is a very spacious master bedroom and two further bedrooms. The family bathroom has a disability bath with a thermostatic shower over, a vanity basin unit, wc and heated towel rail.

OUTSIDE

The tarmac driveway has parking space for two cars. The side porch gives access to the enclosed west facing rear garden which has two patio seating areas, a lawn, shrub and flower borders, three timber garden sheds and a wall to the rear bordering Kyre Brook.

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/0300-2383-3550-2105-2081>

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

what3words: ///issued.gushes.streaking

Flood Risk (Checked on 16.10.26 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: 16.10.26)

EE and Three: Good outdoor, variable in-home

O2: Good outdoor

Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 16.10.26)

Standard: 18 Mbps (highest download) / 1 Mbps (highest upload)

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

Ultrafast – Not available

Photographs taken on 1st October 2026

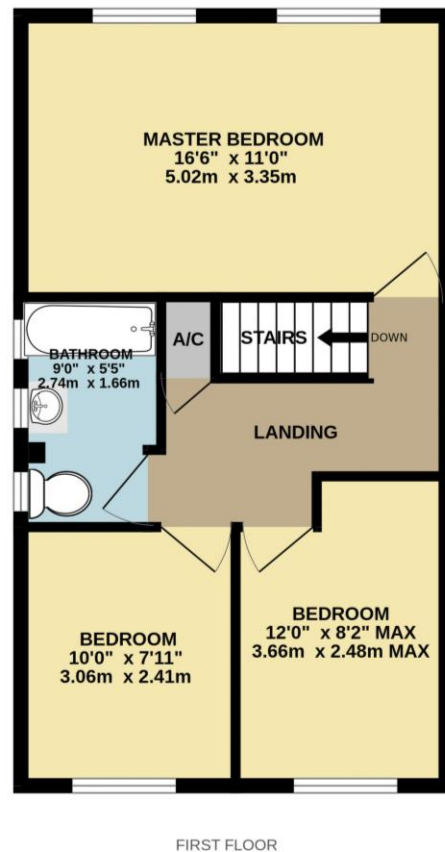
Particulars prepared October 2026.







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.