NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

16 DARK ORCHARD

TENBURY WELLS,
WORCESTERSHIRE, WR15 8DH

OFFERS IN THE REGION OF
£195,000



A SEMI-DETACHED FAMILY HOUSE FOR UPGRADING
WITH A GARDEN, GARAGE AND PARKING, AND WITHIN WALKING DISTANCE
OF THE LOCAL SCHOOLS AND MARKET TOWN CENTRE.

- KITCHEN/DINING ROOM
- SPACIOUS LIVING ROOM
- THREE BEDROOMS
- WET ROOM
- GARAGE AND DRIVEWAY PARKING
- WEST FACING REAR GARDEN

NICK CHAMPION LTD
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www.nickchampion.co.uk

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APPROXIMATE DISTANCES (MILES)
Tenbury Wells – 0.6, Leominster – 9.5, Ludlow – 11, Kidderminster - 19, Worcester - 22, Hereford – 22, M5 Junction 6 – 24.5.

DIRECTIONS
From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.3 mile turn left onto Bromyard Road/B4214 and after 0.2 mile turn right onto The Crescent and then take the first right onto Dark Orchard and the property will be found at the top of the road on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION
16 Dark Orchard is situated in a popular residential area off the Bromyard Road, and is within easy walking distance of the local primary and secondary schools and the market town centre which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

16 Dark Orchard is a mid-terraced estate house constructed circa 1970 of mellow brick elevations under a tiled roof. The property offers well-proportioned accommodation which requires some upgrading, with the benefit of gas fired central heating, UPVC framed double glazing, an attractive west facing rear garden, two driveway parking spaces and an attached garage. The property is offered with no upward chain and would suit a wide range of buyers including first time buyers, families, buy-to-let investors, and those looking to be within walking distance of the town centre.

ACCOMMODATION
The porch has a part glazed door opening into the entrance hall with an understairs cloaks and store cupboard. The kitchen/dining room has a range of wooden fitted units incorporating a stainless steel sink/drainer, with an integral Zanussi electric cooker and Belling ceramic hob with an extractor hood over, space for an undercounter fridge, a Potterton Promax Combi HE Plus boiler and a part glazed door to outside. The spacious living room has a Valor gas fire set on a granite hearth with a wood surround, and a large window looking out onto the rear garden.

Stairs from the entrance hall rise up to the first floor landing with store cupboard. There is a spacious master bedroom, a further double bedroom and a single bedroom. The wet room has a Mira Advance ATL Thermostatic shower, a pedestal basin and wc.

OUTSIDE
The tarmac driveway provides parking space for two cars leading to the attached garage which has an up and over metal garage door, plumbing for a washing machine, and a door opening onto the rear garden. A side access leads around to the west facing rear garden which has a patio and gravel seating area, lawn, and established raised 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

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

ENERGY PERFORMANCE CERTIFICATE
EPC Rating D – Full details available upon request or follow the link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0636-2125-6600-0185-2206

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

what3words: ///eased.proclaims.focal

Flood Risk (Checked on 07.05.26 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: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 07.05.26)
O2: Good outdoor, variable in-home
EE, Vodafone and Three: Good outdoor

Broadband Availability (Checked on Ofcom: 07.05.26)
Standard: 14 Mbps (highest download) / 1 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available

Photographs taken on 6th May 2026
Particulars prepared May 2026
Particulars updated: 09.06.26, 17.08.26, 21.09.26 and 10.11.26





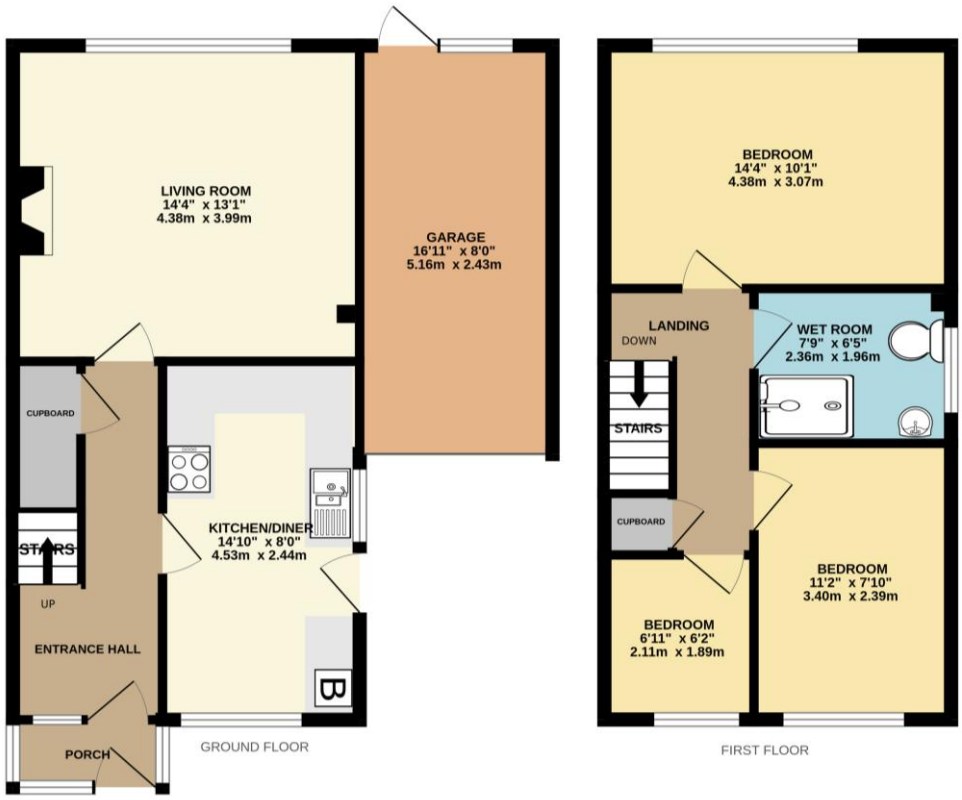












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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.