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Spring Vale, Worcester Road, Near Tenbury Wells, Worcestershire,WR15 8LL.

Offers in the region of £375,000

Enjoying far reaching views over the Teme Valley this much improved character three bedroom semi detached cottage on a generous plot of approximately 1/3 acre. Viewing is highly recommended.







Spring Vale is located on the Worcester Road, just under one mile from the pretty Market Town of Tenbury Wells where there is an excellent range of local facilities. Kidderminster is 17 miles to the east.

Enjoying wonderful views over the Teme Valley, Spring Vale occupies an elevated position on a generous plot, the gardens slope upwards towards the old railway line. The property has been much improved by the current owners with new exterior doors, a new porch, new LPG central heating boiler, a new wood burning stove in the Snug, redecoration throughout and beautifully landscaped gardens.

Approached from the road a paved driveway and a pretty front garden area leads to

Entrance Porch - With UPVC double glazed windows and door opening to

Sitting Room - A lovely room with wooden flooring and ceiling beams. Fireplace with cast iron open grate Staircase rising to the first floor. UPVC double glazed window to front enjoying lovely views and doors opening to



Snug - A light and airy room with ceiling beams, and plate rails. Fireplace with fitted Stovax wood burning stove, UPVC double glazed bow window to side enjoying views over the gardens and UPVC double glazed window to front enjoying far reaching views.



Dining Kitchen - With tiled floor and ceiling beams. The Kitchen area is appointed with a range of Pineland bespoke wall and base units with wooden work surfaces. Butlers sink, plate rack, wine rack and basket storage. Rangemaster electric stove with LPG hob and free-standing dishwasher. Space for full height fridge freezer. There is a stable door to the rear and a UPVC double glazed window to the side. The Dining Area has ample space for table and chairs and UPVC double doors open to the gardens.



First Floor - Stairs rise to the Landing and doors open to

Bedroom One - With double glazed skylight, vaulted ceiling and UPVC double glazed window to rear,



Bedroom Two - With vaulted ceiling, built in double wardrobe and UPVC double glazed window to front enjoying far reaching views.



Bedroom Three - With vaulted ceiling, UPVC double glazed windows to front and side enjoying super views.



Bathroom - Appointed with a white suite of panelled bath with shower attachment over, was basin and WC. Separate enclosed shower cubicle with electric shower, part tiled walls and UPVC double glazed window to rear.



Outside - From the paved drive gates open to an extensive gravelled parking area.

Utility/WC - A useful outbuilding with wc, wash basin, plumbing for washing machine which will be included within the sale price and space for further appliances.



Gardens - From the gravelled drive steps lead up to the first tier of the gardens which has been thoughtfully landscaped and planted with a delightful seating area, the perfect spot for outdoor entertaining. Paths and steps wind through the gardens which slope gently upwards and at the top of the gardens a more natural wooded area leading up to the old railway line. The gardens enjoy stunning views over the Teme Valley.



Restrictive Covenants - On the land registry title there is a covenant relating to the upper part of the garden "not to build anything other than a poultry house not exceeding 4' high" A copy of the land registry plan is available from the agents indicating the area of garden this relates to.

Mobile & Internet Coverage - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £18 including VAT per person payable.

Garage - With double doors, light and power points.

Fixtures and Fittings - All items mentioned in these particulars will be included within the sale as will all carpets where fitted, curtains and blinds.

Agents Note - Please note that the EPC was commissioned in 2021, in June 2022 a new Worcester LPG combination central heating boiler was installed.

SERVICES: Mains water and electricity are connected to the property. Drainage to a septic tank.

HEATING: LPG central heating. A new Worcester combination boiler was installed in 2022.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band C

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Tenbury Wells proceed on the A456 towards Kidderminster. Go past Boraston Drive on the left and proceed along, Spring Vale is located on the left hand side identified by our directional board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Friday, 24 April 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED NO: OC310186



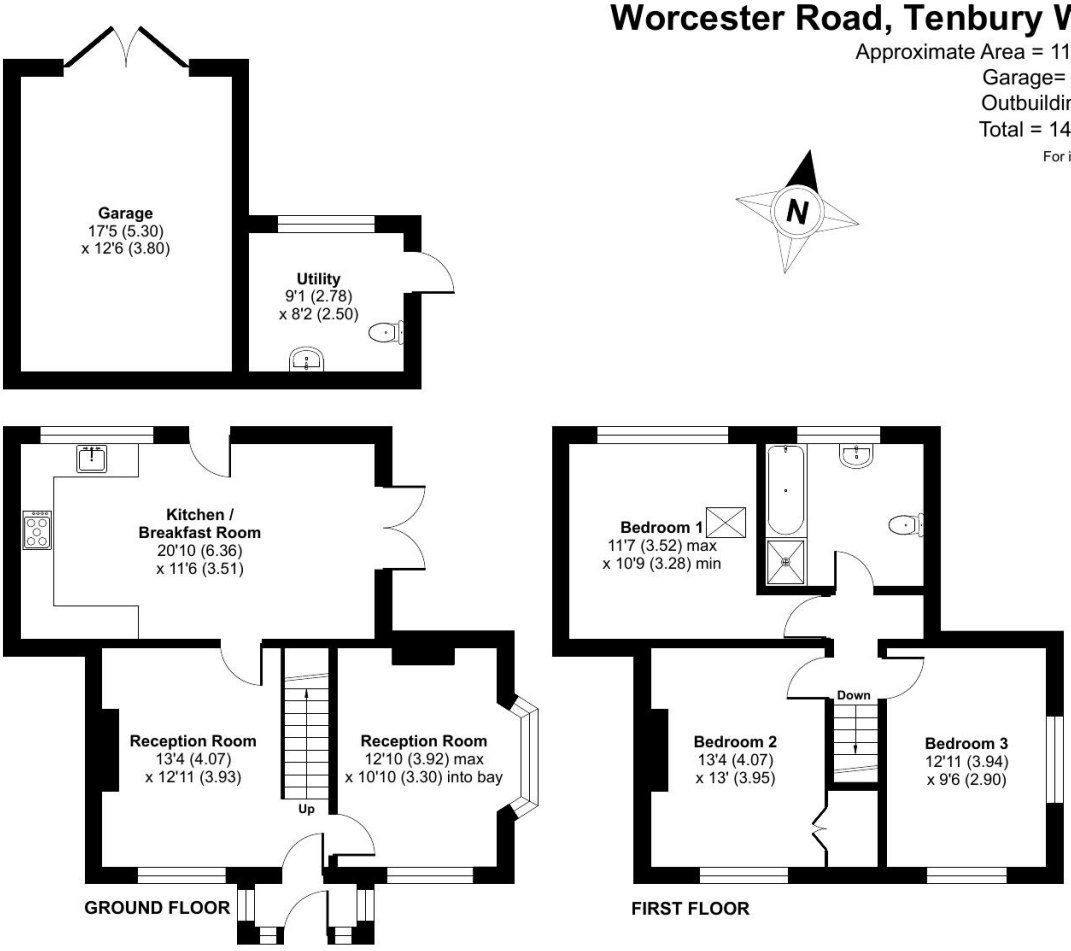




McCartneys
Since 1874

Worcester Road, Tenbury Wells, WR15

Approximate Area = 1125 sq ft / 104.5 sq m
Garage= 217 sq ft / 20.1 sq m
Outbuilding = 75 sq ft / 7 sq m
Total = 1417 sq ft / 131.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1446603

