



19 Mistletoe Row, Tenbury Wells, WR15 8GB

Price £92,000



Holters
Local Agent, National Exposure

19 Mistletoe Row, Tenbury Wells, WR15 8GB

A modern, 2 bedroom, semi-detached house offering a sizable south facing rear garden, off road parking and is an affordable unit, sold with a discount off the open market value. Interested parties will require a local connection and be assessed by Sanctuary Housing.

Key Features

- Semi-Detached, Modern House
- £92,000 FOR A 40% SHARE
- Local Connection Required and Assessed By Sanctuary Housing
- Ideal Starter Home
- 2 Double Bedrooms
- Well Presented Accommodation
- Stylish Kitchen & Bathroom
- Sizeable, South Facing Rear Garden
- Off-Road Parking for 2 Vehicles
- Edge of Popular Town Location

The Property

No.19 Mistletoe Row is a 2 bedroom semi-detached house found within a modern development towards the edge of the popular market town of Tenbury Wells, which lies on the rural Worcestershire/Shropshire border surrounded by beautiful countryside and rolling hills for as far as the eye can see.

Built in 2022, this well presented house could be an ideal starter home and is classed as an Affordable unit and is being sold with a discount off the open market value which will stay in perpetuity. Applicants will be required to live or work (or both) locally to be considered for this low-cost affordable property and an assessment to ensure you qualify will be carried out by Sanctuary Housing.

The front door opens into the entrance hall, which has separate doors opening into the downstairs W.C, the kitchen and the living room at the rear, whilst stairs rise up to the first floor accommodation. The kitchen is fitted with an array of matching wall and base units,

integrated appliances, space for a table and chairs and also houses the combi boiler. The living room has space for a three-piece-suite and additional furnishings and French doors opening outside to the rear garden. On the first floor, a landing area gives way to a useful storage cupboard, the 2 double bedrooms and the bathroom, which is installed with a matching white suite of W.C, wash basin and a panelled bath with shower over.

At the back of the house, there is a sizable south facing garden, which is largely laid to lawn with well-defined fenced boundaries, a useful shed and a paved patio area which poses as an ideal spot to relax within the warmer months of the year. The garden can be accessed via a side gateway. The frontage is planted with shrubs and has a paved path leading to the entrance door. A driveway provides off road parking for 2 vehicles, as well as an EV charging point.

The Town

Tenbury Wells, or more locally known as Tenbury, is a close knit, historic market town situated in the very north west of rural Worcestershire alongside The River Teme, which separates Worcestershire and Shropshire while the Herefordshire border is also less than a mile away.

Tenbury and the surrounding areas are known for growing hops and cider apples and renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an

active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

A rural town, but by no means remote, Tenbury is located on the A446 and nestled between historic Ludlow (9 miles north-west), Leominster (9 miles south-west) and Kidderminster (17 miles north east). The town offers a host of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of pubs and restaurants. If you like to spend your time soaking up some local culture Tenbury plays host to a theatre - The Regal which host a number of theatrical shows, film screenings and art exhibitions throughout the year. If you are somebody that likes to participate in leisure activities then Tenbury is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, and a Bowling Club. There is also a leisure centre housing a full sized swimming pool and gymnasium. Educational facilities include a pre schools, primary schools and a high school.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.



Tenure

We are informed the property is of leasehold tenure with a remaining lease of 123 years from 2022.

Council Tax

Malvern Hills - Band B.

Rent & Service Charge

As of December 2025, there is an annual Service Charge of £567.00 and rent for the remaining 60% share of £303.27 per calendar month.

Agents Note*

This property is classed as an Affordable unit and is being sold with a discount off the open market valuation. The discount will stay in perpetuity. In order to be considered eligible to purchase this property, Sanctuary Housing will carry out an assessment to ensure you qualify.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Ludlow - 9 miles
- Leominster - 9 miles
- Kidderminster - 17 miles
- Worcester - 22 miles
- Hereford - 22 miles

What3words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial

recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

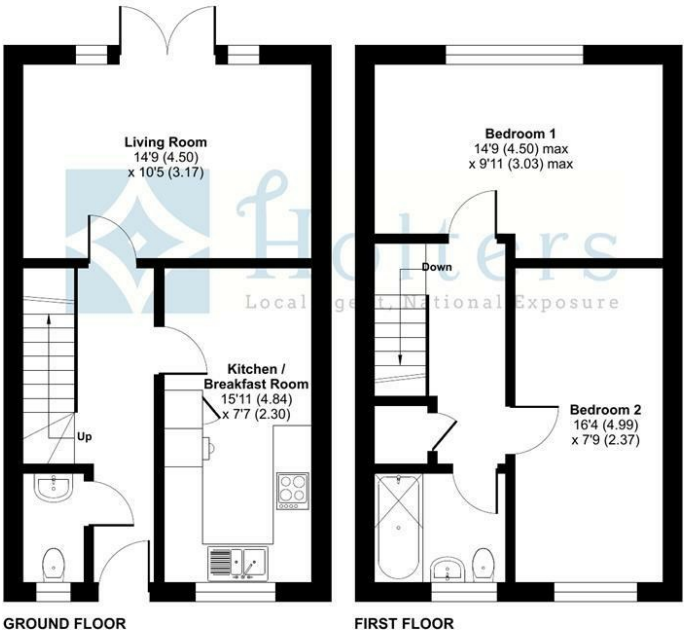
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Mistletoe Row, Tenbury Wells, WR15

Approximate Area = 782 sq ft / 72.6 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). © richcom 2025. Produced for Holters Estate Agents. REF: 1380682

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

