



Offers In The Region Of £500,000

4 Bedroom Detached House for sale

2 Wheelbarrow Way, Malvern



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SALES AND LETTINGS





## Overview

Packed with every upgrade that Bellway had to offer, this home is exquisite and it was the 2022 showhome. Unexpectedly back on the market, this ultra-high specification 4-bedroom, 2-bathroom, double garage, home boasts a luxurious design with meticulous attention to detail



## Key Features

- Open Plan Living and Kitchen
- Separate, additional formal lounge
- Large Corner Plot 0.14 acres
- Large Double Garage and parking for 4 cars
- Home Office/ play room
- Landscaped Garden with triple access from house
- Separate Utility room
- Hammonds fitted wardrobes in all bedrooms
- large house 1443 sq ft living space
- Immaculate Specification

















Packed with every upgrade that Bellway had to offer, this home is exquisite and it was the 2022 showhome. Unexpectedly back on the market, this ultra-high specification 4-bedroom, 2-bathroom, double garage, home boasts a luxurious design with meticulous attention to detail. Located in the prime corner plot, this 4-bedroom, downstairs study, with large entrance hallway and landing, isn't overlooked and is ideally positioned on the Lower Howsell Road, with imposing views of the Malvern Hills.

The high specification home includes a stunning south east facing walled garden, professionally landscaped by Bellway. The garden design offers a harmonious mix of lush greenery, featuring carefully selected plants and flowers, creating a tranquil atmosphere, whilst maintaining enough space for children to play. The strategically placed French doors from both the dining area and the reception room seamlessly connect the indoor and outdoor spaces, allowing you to enjoy the beauty of the garden from within.

As you enter through the large inviting entrance hall, you're greeted by a sense of sophistication. The heart of the home is the highly quipped shaker kitchen, living and dining area, complete with French doors leading to the sunny garden.

A generous sized utility room then leads via another door into the garden.

The spacious and relaxing reception room is bathed in natural light, from the second set of French garden doors. Off the entrance hall, you also have your own study, facing the front of the house.

The hallway has the designer tiled cloakroom and storage, and then leads to the stairs and the opulent first floor landing.





Every one of the four bedrooms is equipped with individually fitted Hammonds storage, ensuring both maximising storage and adds a touch of sophistication and practicality.

The bedrooms are generously sized, allowing for various furniture arrangements and personal touches whilst the thoughtfully planned layout of the bedrooms ensures privacy for each resident.

The main bedroom has a fully tiled shower en-suite and the family bathroom is also fully tiled.

A significant feature of this home is the substantial 6.5m wide double garage, complemented by a private parking area, for at least 4 cars, discreetly accessed from behind the walled garden.

This property combines modern elegance with practical amenities, making it an ideal haven for those seeking a turn key, high-quality living experience.

ll viewings are by appointment only.

Tenure: Freehold

Rights & easements: shared rear access into parking with 2 other houses.

Council :Malvern Hills District Council

Tax Band : E £2425 nat av.

Construction: Standard brick and timber assumed

Roof: Pitched tiles

Electricity: Mains

Drainage: Mains

Water: Mains

Gas: Mains

Flood Risk: Very Low

Flood risk: (surface water) Very Low

Total Plot:0.14 acres

Estimated Broadband speed : 3 MB to 1000MB

Mobile signal: EE- good, O2 -good/ Three-OK/ Vodafone- good

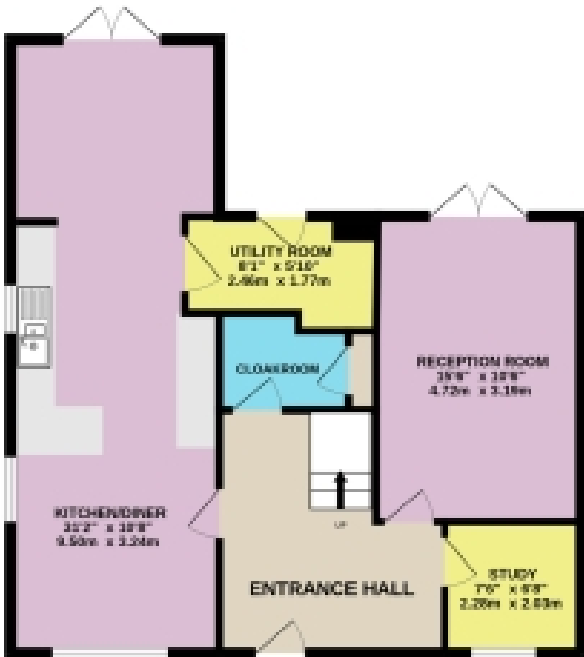
Cable/ Satellite TV availability: BT, SKY, Virgin

\*In accordance with the Consumer regulations from Unfair Trading Regulations 2008, we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. \* Material information\* refers to anything a potential buyer or tenant would need to know to make an informed

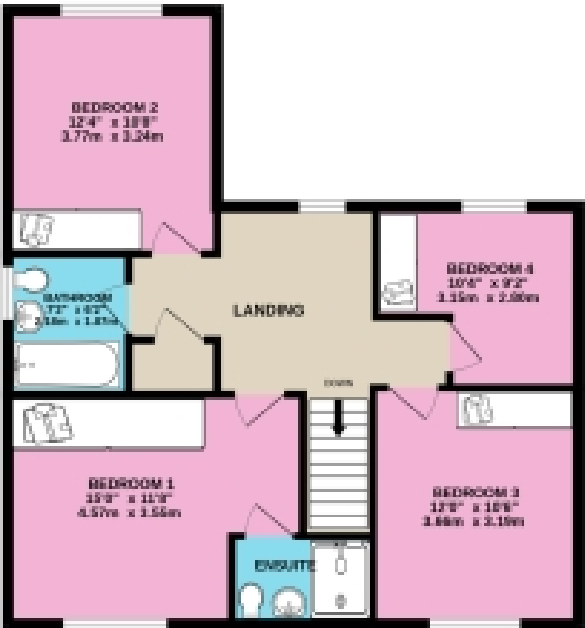


# Floorplans

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



4 BEDROOM DETACHED , WHEELBARROW WAY

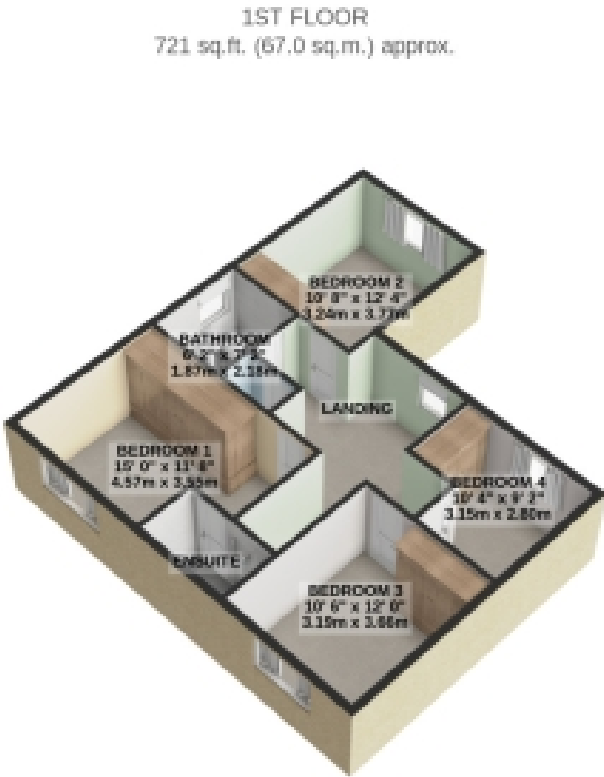
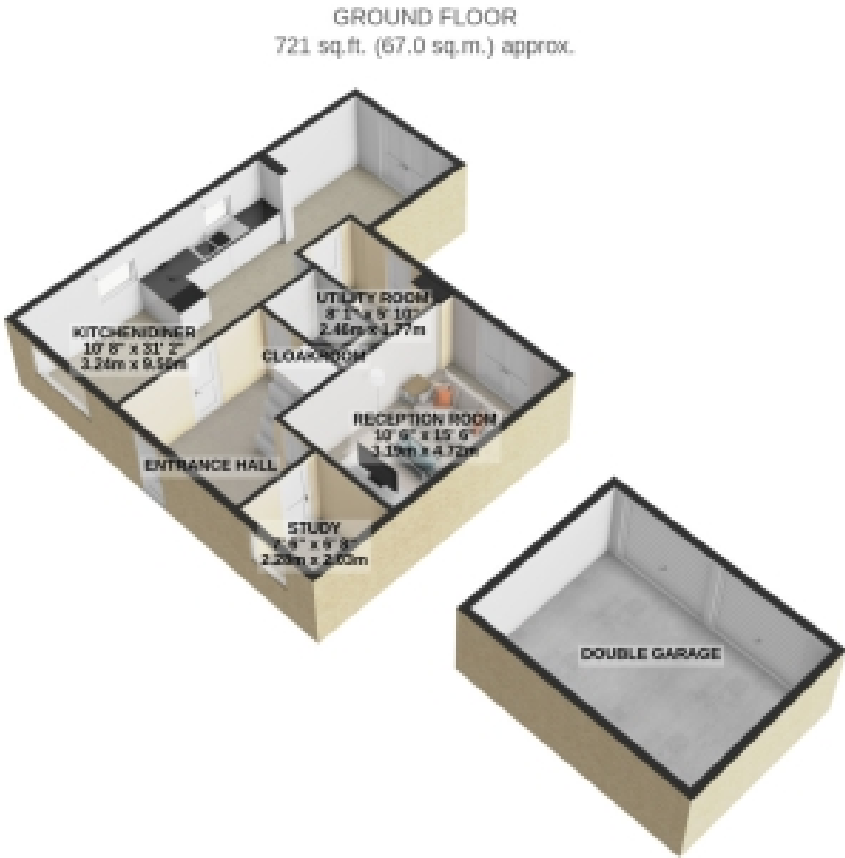
TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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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TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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