



**1 Brynbella House**  
Colwall Green WR13 6ED

**Andrew Grant**

# 1 Brynbella House

Walwyn Road, Colwall Green WR13 6ED

**3 Bedrooms 1 Bathroom 2 Reception Rooms**

This charming three-bedroom home, situated in the village of Colwall Green, offers a fantastic opportunity to create your dream residence. With its versatile layout and ample sized garden, this home serves as the perfect blank canvas to transform into a family home.

## Key features

- Spacious three bedroom home awaiting your personalised touch.
- Bright and expansive kitchen with access to the garden.
- Generous living room with a bay window and a feature fire-place.
- An extensive lawned garden with mature shrubs and soft bedding areas.
- Prime village location with local amenities, pubs and countryside appeal.

1313 sq ft (122 sq m)





### **The hallway**

Entering through a the porch you are met by a welcoming hallway. Featuring a Minton tiled floor and providing access to the downstairs living areas, it also provides access to the bedrooms via a staircase.



### The kitchen

Located to the rear of the hallway is the expansive kitchen. Equipped with tiled flooring, shaker-style cabinets with a wooden block effect countertops, a sink with basin and space for an oven, this space awaits your personalised touch to transform it into a kitchen, ideal for entertaining guests and cooking family meals. The kitchen provides further access to the garden patio and convenient utility room.





### **The dining room**

The dining room is a wonderful space within the property for entertaining guests and enjoying family dinners. The space benefits from French windows which flood the room with natural light, as well as providing direct access to the garden and patio area for seamless indoor and outdoor living and entertaining.



### **The living room**

Adjacent to the dining room is a generously sized living room with a bay window overlooking the front of the property. The room is also equipped with a feature fireplace for cosy evenings and ample space for furniture and belongings.





### **Bedroom one**

Bedroom one is a spacious double room located at the end of the corridor, featuring a large window with views of the front. This bedroom offers a peaceful retreat, with plenty of natural light and a neutral decor that can easily accommodate various homeowners needs and styles.



### **Bedroom two**

Bedroom two is a spacious double room featuring a large window that overlooks the rear garden, filling the space with natural light. A period fireplace adds charm and character to the room.







### **Bedroom three**

Completing the accommodation is bedroom three, a well-proportioned double bedroom featuring a charming period fireplace. The room offers lovely views of the rear garden through its window, making it an ideal space for a guest room or an additional family bedroom.





### **The bathroom**

Adjacent to bedroom three is the family bathroom. Equipped with a bath with shower above, a WC and a washbasin overlooking the side of the property.



### The garden

To the rear of the property is an expansive lawned garden, a tranquil oasis offering serenity and seclusion. The garden includes a spacious patio, ideal for summer entertaining and soft planting beds that add natural beauty. Enclosed by fencing, this private outdoor space is perfect for year-round enjoyment, with a rear gate offering stunning views of the Malvern Hills.



## Location

Located just a short drive from the town of Malvern, Colwall Green provides residents with the charm of countryside living while remaining conveniently close to the cultural and commercial offerings of the larger town.

The village is surrounded by stunning natural beauty, with the Malvern Hills Area of Outstanding Natural Beauty right on its doorstep, offering endless opportunities for hiking, cycling and enjoying breathtaking views. The close-knit community in Colwall Green enjoys a peaceful, friendly atmosphere, with local pubs, village shops and a well-regarded primary school contributing to its appeal.

Excellent transport links, including Colwall railway station, provide regular services to Worcester, Hereford and beyond, making it an ideal location for commuters seeking a serene escape from the hustle and bustle of city life. With its idyllic setting and convenient connections, Colwall Green near Malvern is a wonderful place to call home.

## Services

The property benefits from mains gas, electricity, water and drainage.

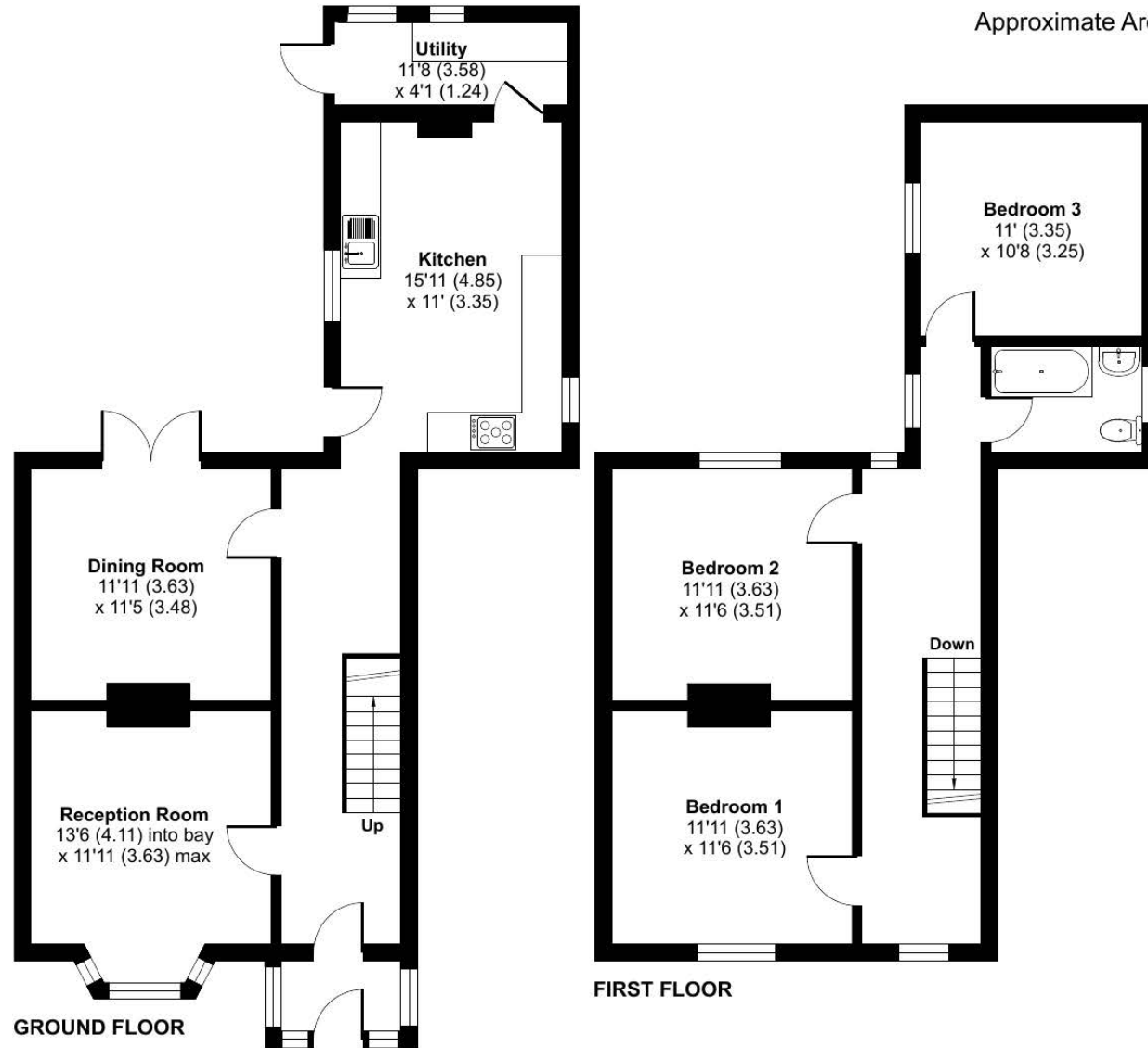
**Council Tax - Band E**



# Walwyn Road, Malvern, WR13

Approximate Area = 1313 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1163432

Illustration for identification purposed only, measurements are approximate, not to scale.



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