



53 Broadlands Drive
Malvern WR14 1PW

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Room

A traditional semi-detached two-bedroom bungalow offering spacious living areas and a generous garden, positioned in a desirable location in Malvern.

- A spacious home with a functional layout, featuring two well-proportioned bedrooms and a bright south-facing living room.
- A large rear garden with a mix of lawn, established trees and planted borders, offering a tranquil and scenic outdoor area to enjoy.
- An ample driveway with space for multiple vehicles leading to a detached garage, providing convenient storage and off-road parking.
- Situated in the quiet yet convenient location close to local amenities.

Located in a well-established address in Malvern, this semi-detached property features a sizeable living room with a bay window, a versatile dining room with French doors leading to the garden and a well-equipped kitchen. Two spacious double-bedrooms and a functional shower room complete the interior. Outside, the substantial rear garden is a private haven with a unique pathway leading to a stream, ideal for outdoor activities and relaxation. To the side of the garden is a summer house, well-suited for hobbies or as an additional living space. The driveway, leading to a detached garage, provides secure parking and additional storage. The Broadlands Drive area offers easy access to a variety of amenities while enjoying peaceful natural surroundings.

770 sq ft (71.5 sq m)





The living room

The living room features a large bay window, flooding the room in natural light and creating a warm and inviting atmosphere. A central fireplace adds character, making it the perfect setting for relaxing evenings.





The kitchen

The kitchen is practical and well-appointed, offering a range of fitted units and integrated appliances. A large window fills the space with natural light, while a door provides direct access to the rear garden, and a versatile summer house, making it ideal for everyday use and entertaining.





The dining room

The dining room is ideally situated with French doors that open onto the rear garden. This feature allows for a natural connection between indoor and outdoor spaces, making it perfect for entertaining or enjoying meals with a view of the garden.



The primary bedroom

The primary bedroom is spacious and bright, featuring built-in wardrobes for ample storage. A large window overlooks the front aspect, offering a peaceful retreat.





Bedroom two

The second bedroom is equally inviting, with built-in storage and a pleasant outlook. This room is versatile and can function as a guest bedroom or home office.





The shower room

The shower room includes a walk-in shower, a washbasin and a WC. A large window ensures the space is bright and well-ventilated, providing a functional and pleasant bathroom.



Rear garden

The rear garden is a peaceful retreat with a lawn, mature trees and planted borders. A pathway leads to a stream with a charming wooden bridge, adding a unique touch. Perfect for relaxation or gardening, this private space overlooks natural surroundings, offering a tranquil and scenic outdoor area to enjoy. It also features a summer house, complete with electric lights and power points, a versatile space ideal for blending convenience with the outdoors.







The driveway and garage

The driveway leads to a detached garage and offers off-road parking for multiple vehicles. This secure and convenient feature enhances the property's practicality. The detached garage, with lights and power points, provides additional storage or parking and includes a separate store area.



Location

Broadlands Drive is a sought-after and well-established address in Malvern. The town centre of Malvern offers a variety of amenities, including well-stocked supermarkets, a range of dining venues and cosy cafés. Cultural enthusiasts will appreciate the renowned Malvern Theatre, while nature enthusiasts can explore the walking trails that criss-cross the hills and picturesque countryside.

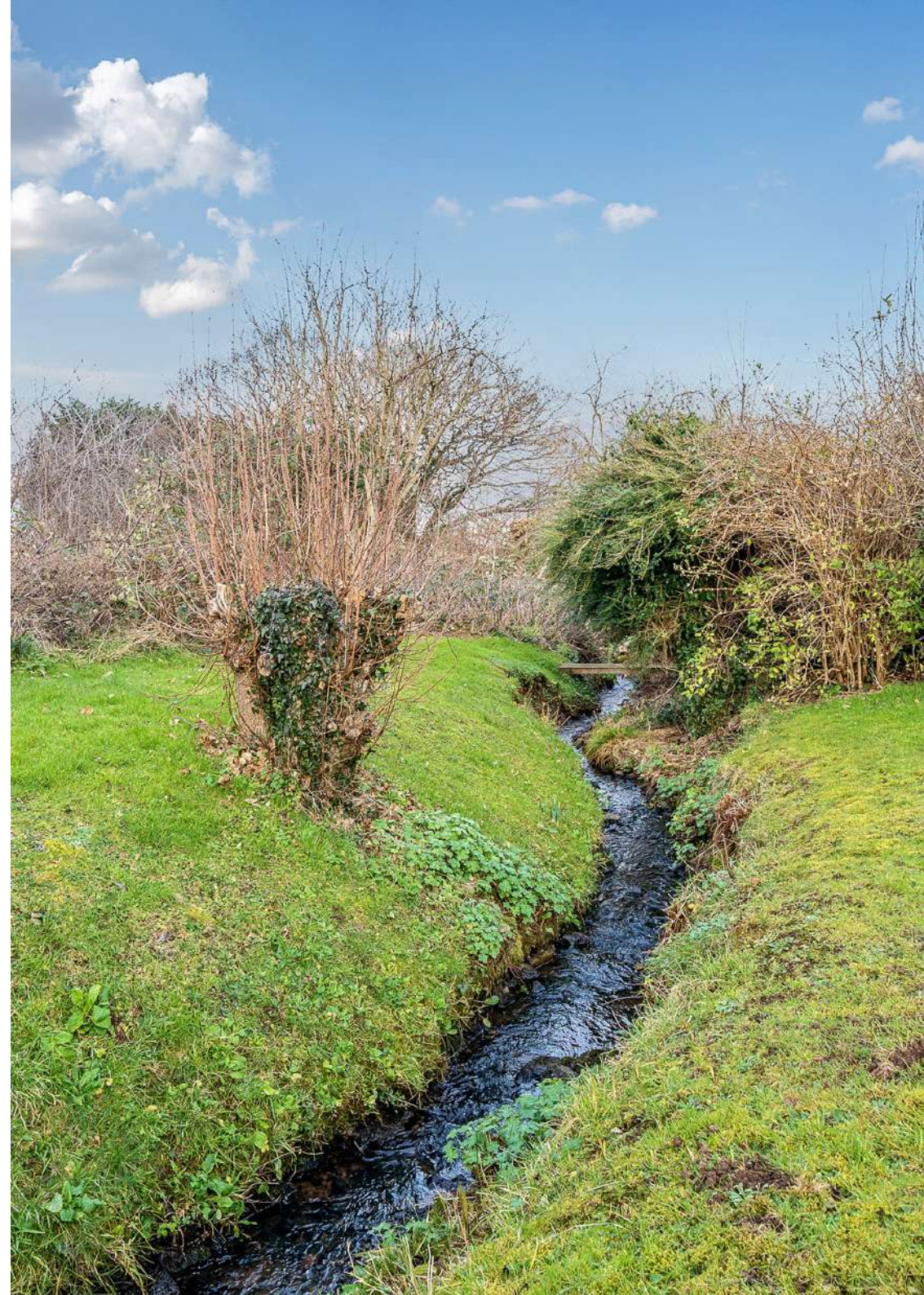
Malvern seamlessly blends rural tranquillity with exceptional connectivity, encapsulating the best of both worlds. Residents benefit from easy access to major motorways and direct train routes to vibrant cities such as Birmingham and London. This ideal combination ensures a perfect balance between the peaceful appeal of the countryside and the conveniences of urban life.

Services

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

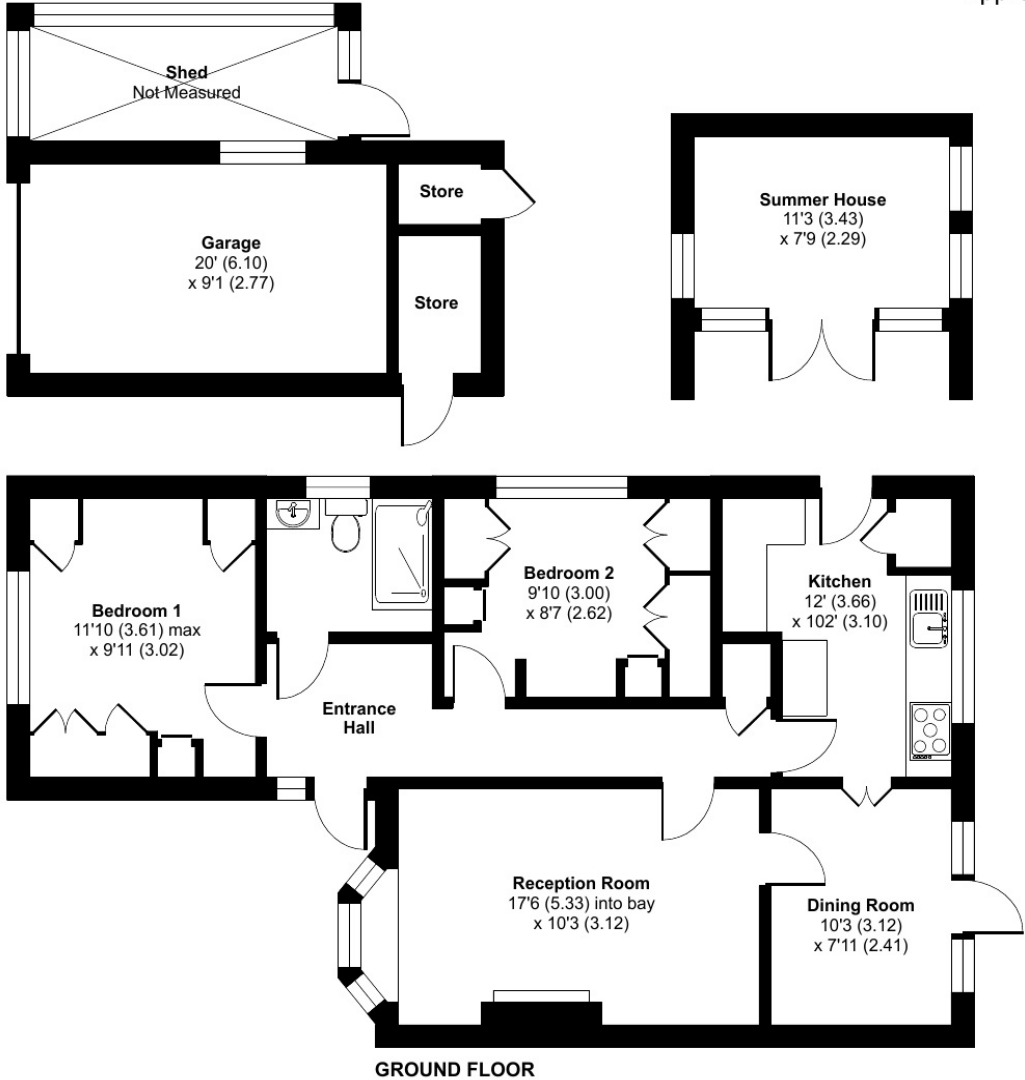
Council Tax

The Council Tax banding for this property is **Band C**



Broadlands Drive, Malvern, WR14

Approximate Area = 770 sq ft / 71.5 sq m (excludes shed)
Garage = 184 sq ft / 17.1 sq m
Summer House = 85 sq ft / 7.9 sq m
Total = 1039 sq ft / 96.5 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 2025. Produced for Andrew Grant. REF: 1236634

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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