



50 Crown Lea Avenue

Malvern WR14 2DP

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A 1930s semi-detached home with spacious interiors, double garage and excellent access to local amenities in sought-after Malvern.

- A four-bedroom home offering well-balanced living spaces.
- Inviting dining room with direct access to the garden and a versatile study/bedroom, ideal for a creative space or additional guest room.
- Enclosed rear garden with patio, lawn and greenhouse, perfect for relaxing and entertaining.
- Detached double garage with parking for multiple vehicles.
- Prime Malvern setting within easy reach of local amenities.

Set in a desirable location, this well-maintained 1930s semi-detached home offers a thoughtful mix of traditional character and modern updates. With four bedrooms and two bright reception rooms, the property provides a fantastic opportunity for personalisation. The kitchen and adjoining utility room have both been updated, offering functionality and ample preparation space, while a downstairs cloakroom adds further convenience. The living room includes a bay window and feature fireplace, while the dining room opens directly onto the patio, ideal for indoor-outdoor living. The property benefits from a private rear garden with a patio and greenhouse, along with a detached double garage and driveway parking. This is a fantastic opportunity for buyers seeking space, convenience and potential.

1393 sq ft (129.4 sq m)





The kitchen

The kitchen is fitted with sleek gloss units and granite-effect worktops, offering excellent preparation space and storage. A large window above the sink provides natural light and an outlook to the rear garden. Adjacent, the utility room has matching cabinetry, room for laundry appliances and a second entrance to the garden.





The dining room

At the rear of the property, the dining room is a well-proportioned space with garden access via glazed doors and a wide bay window. It comfortably accommodates a full dining set, making it ideal for everyday meals or social occasions, with a view onto the garden patio.



The living room

Located at the front of the property, the living room features a wide bay window that fills the room with natural light and offers a view across the front garden. A central fireplace provides a traditional focal point, while the layout offers plenty of space for comfortable seating and additional furniture. The room presents a well-kept space with potential for personalisation and updating to suit individual style.





The study/fourth bedroom

With a front aspect and bay window, this generous room offers flexibility as a home office, music room or fourth bedroom. Its size and light from the bay window make it a comfortable and practical extra space.



The cloakroom

The downstairs cloakroom is fitted with a contemporary WC and basin with vanity storage. Bold splashback tiling adds colour and character, while wall-mounted cabinetry offers further storage.



The hallway

A welcoming entrance hall with original Minton tiled flooring sets the tone on arrival. Natural light filters in through the side window, and the staircase curves neatly to the first floor. Just off the hallway is a useful walk-in storage area, perfect for coats, shoes or as a boot room. There's also space under the stairs for additional storage, helping to keep the main living areas clutter-free.



The primary bedroom

This generous double bedroom is positioned at the front of the home and features a large bay window with a pleasant outlook. Fitted wardrobes and overhead cupboards make excellent use of the space, combining style and function.





The second bedroom

Another comfortable double bedroom, located at the rear of the property. This room includes open shelving and a washbasin, with views over the rear garden.





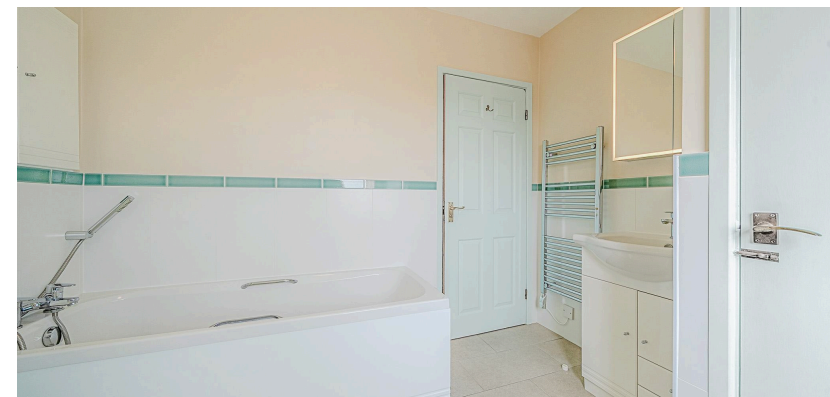
The third bedroom

A neatly presented single bedroom with a front-facing window that brings in plenty of natural light. Wall-mounted shelving offers practical storage or display space, making it ideal for use as a child's room or study.



The bathroom

The main bathroom features a curved-glass shower, separate bath, WC and vanity basin. Fitted storage cabinets and a frosted window enhance usability while maintaining privacy and light.





The garden

The rear garden offers a mix of lawn and paved seating areas, bordered by mature shrubs and flowerbeds. A greenhouse and composting area provide opportunities for those with green fingers. The garden is enclosed and accessible via the driveway.





The double garage and parking

A detached double garage is located to the rear of the property, with twin up-and-over doors. Additional driveway parking is available directly in front, offering secure and convenient parking for multiple vehicles.

Location

Crown Lea Avenue enjoys a quiet yet convenient location on the edge of Malvern, a historic town known for its green spaces, independent shops and access to the Malvern Hills Area of Outstanding Natural Beauty. The surrounding neighbourhood is well-established and popular with families, offering a peaceful setting within easy reach of local amenities.

Malvern town centre provides a range of supermarkets, cafés, restaurants and cultural attractions including Malvern Theatres and the Winter Gardens complex. Nearby parks, leisure centres and the open countryside offer plenty of opportunity for recreation.

The area is well served by schools, including The Chase, Dyson Perrins Academy, Malvern College and Malvern St James. Several primary schools are also close by.

Transport connections are excellent, with Malvern Link and Great Malvern stations offering direct rail services to Worcester, Birmingham and Hereford. Road links to the M5 and M50 make commuting further afield straightforward.

Services

The property benefits from mains gas, electricity, water and drainage. It also features solar panels installed on the roof for added efficiency.

Council Tax

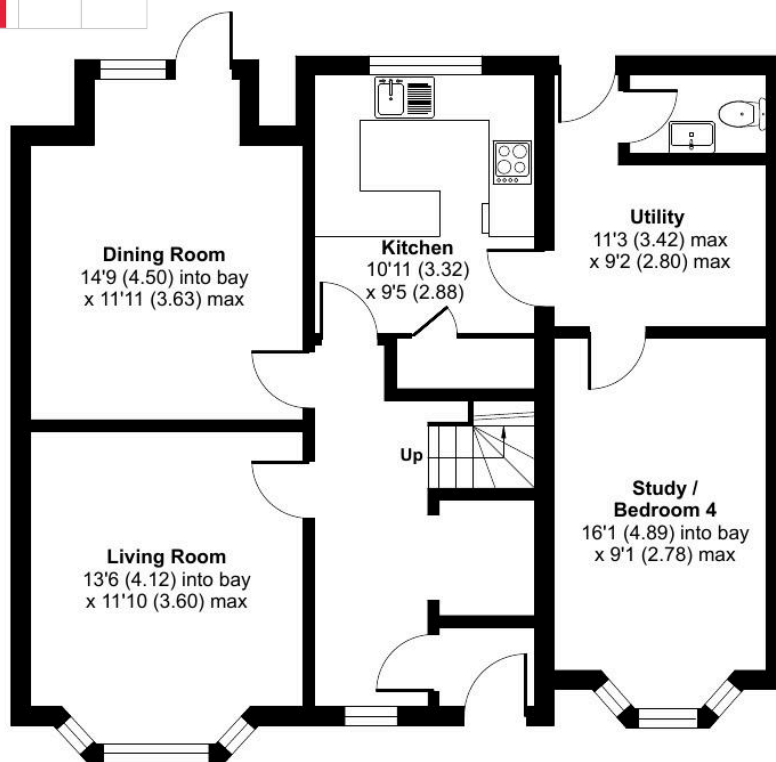
The Council Tax for this property is Band C.

Please note that there is an improvement indicator registered against the property. This means that if the property has undergone major structural changes, it may be subject to a Council Tax band reassessment upon sale.



Approximate Area = 1393 sq ft / 129.4 sq m
Garages = 399 sq ft / 36.2 sq m
Total = 1783 sq ft / 165.6 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage 1
17'9 (5.42)
x 13'1 (3.99)

Garage 2
15'5 (4.69)
x 10'3 (3.12)

Bedroom 2
11'11 (3.63)
x 11'11 (3.63)

Bedroom 1
13'10 (4.21) into bay
x 11'6 (3.50) max

Bedroom 3
9'5 (2.88) max
x 9'5 (2.87) max

Down

The floor plan shows a rectangular layout. Bedroom 2 is a square room in the top left. Bedroom 1 is a larger room in the bottom left with a bay window. Bedroom 3 is a square room in the bottom right. A bathroom is located in the top right corner. A central staircase labeled 'Down' provides access to the lower floor. The plan includes thick black lines for walls and thinner lines for doors, windows, and furniture like the bathtub and toilet.



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://cuttlr/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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