



**12 Malus Close**

Malvern, WR14 2WD

**Andrew Grant**



# 12 Malus Close

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**3 Bedrooms    2 Bathrooms    1 Reception Room**

Charming three-bedroom semi-detached home with generous interiors, private garden and conservatory, perfectly positioned for everyday convenience in a sought-after location.

- Well-presented three-bedroom semi-detached home with bright, spacious accommodation.
- Includes conservatory and en suite shower room.
- Light-filled bedrooms and practical layout across both floors.
- Private rear garden with patio area, ideal for relaxing or entertaining.
- Located close to local amenities, reputable schools and excellent transport links.

This three-bedroom semi-detached home is set in a quiet residential area of Malvern, offering bright and spacious accommodation ideal for a range of buyers. The ground floor includes a fitted kitchen diner, generous living room and a conservatory opening onto a private rear garden. A cloakroom adds extra convenience. Upstairs are three bedrooms, including a principal with en suite, a second double and a third single, plus a family bathroom. Outside there is an enclosed garden, a garage and a driveway that provides parking for multiple vehicles. Close to excellent schools, local amenities and transport links, this is a fantastic opportunity in a sought-after location.

**989 sq ft (91.8 sq m)**







## The living room

Spacious and inviting, the living room is a perfect place to relax and unwind. A large window draws in natural light, while the centrally positioned fireplace offers a focal point for the room. The generous proportions comfortably accommodate seating and furniture, making this a great setting for everyday living or hosting visitors.







## The kitchen

A bright and functional kitchen offering a great range of base and wall units with integrated electric hob and oven. The worktop space is ideal for preparing meals, and the tiled splashbacks ensure practicality and ease of maintenance. A large window overlooks the rear, providing plenty of natural light, while the layout allows for effortless access to both the dining area and conservatory.







## The dining area

The dining area is conveniently located adjacent to the kitchen and provides a welcoming space for family meals or entertaining guests. It benefits from a sliding patio door which floods the room with light and leads directly into the conservatory, creating an open, connected feel between the indoor and outdoor areas.





## The conservatory

This lovely conservatory provides additional living space with views across the rear garden. Perfect as a reading nook or morning coffee spot, it offers year-round enjoyment with plenty of natural light. Double doors open onto the garden patio, enhancing the connection between the interior and outdoor space.







## The cloakroom

Located conveniently on the ground floor, the cloakroom includes a WC and wash basin. It is a practical addition for guests or daily use and adds extra functionality to the home.



## The master bedroom

The main bedroom is well-sized and benefits from an en suite shower room complete with a corner shower, WC and wash basin. This private space ensures convenience and comfort, with a front-facing window allowing natural light and ventilation.







## Bedroom two

A comfortable double bedroom with neutral tones and rear-facing window overlooking the garden. The space is well-proportioned for a range of bedroom furniture and offers a quiet and restful retreat.





## Bedroom three

A bright and cosy single bedroom, ideal for use as a child's room, guest room or even a home office.

A rear-facing window adds light and a view over the garden.





## The family bathroom

The family bathroom features a three-piece suite including a bath with handheld shower, WC and wash basin. Finished with tiled splashbacks and natural light from a rear window, it offers a functional and well-kept space for daily routines.





## The garden

The rear garden offers a private outdoor space, mainly laid to lawn with a paved patio for seating or al fresco dining. Enclosed by fencing, it provides a safe and low-maintenance area perfect for relaxing, gardening or family activities.





## Location

This home is situated in the highly desirable town of Malvern, nestled at the foot of the Malvern Hills, an Area of Outstanding Natural Beauty. The area is well served by a range of local amenities including shops, supermarkets, cafes and leisure facilities. Excellent primary and secondary schools are within close proximity, making it a popular choice for families.

Malvern enjoys strong transport connections, with Great Malvern and Malvern Link railway stations offering direct links to Worcester, Birmingham and London. The nearby A449 and M5 motorway provide accessible road routes to surrounding regions. The combination of countryside walks and urban convenience makes this a sought-after location for those seeking both lifestyle and practicality.

## Services

The property benefits from all mains services.

## Council Tax

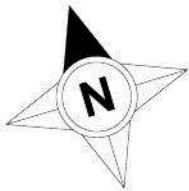
The Council Tax for this property is Band D



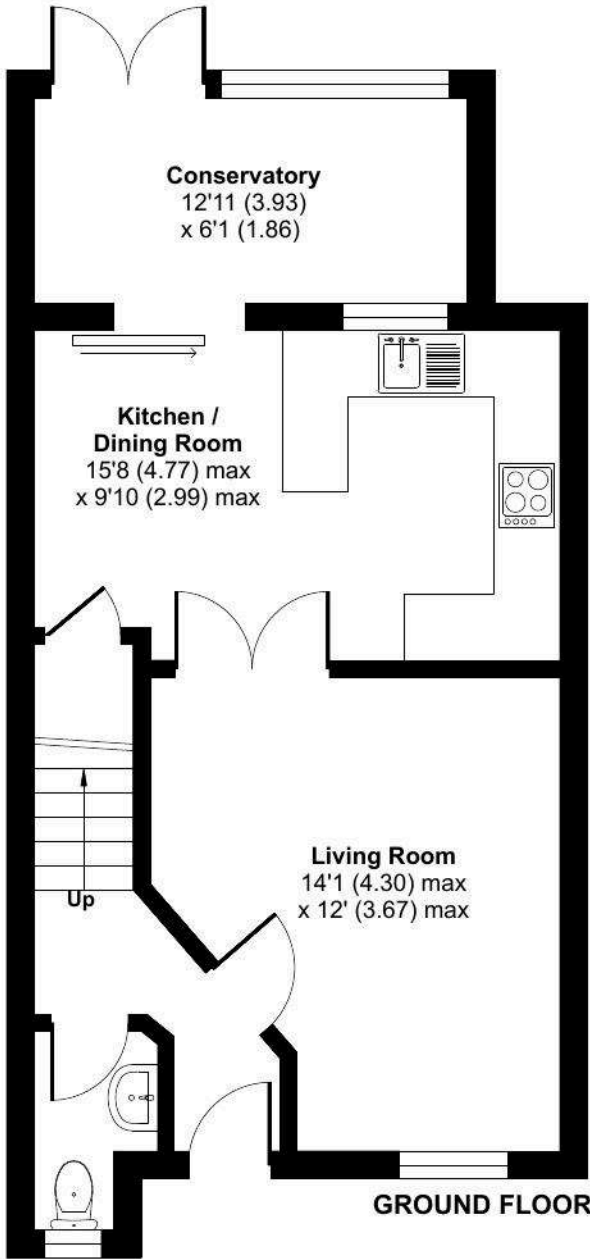
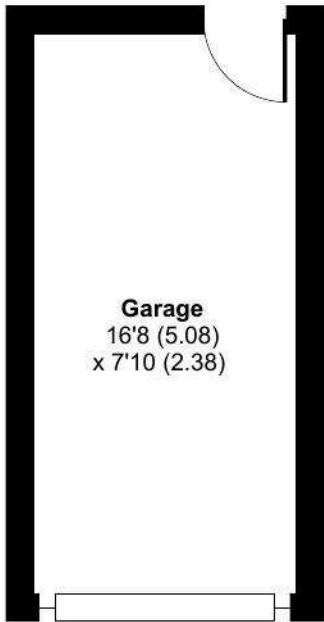


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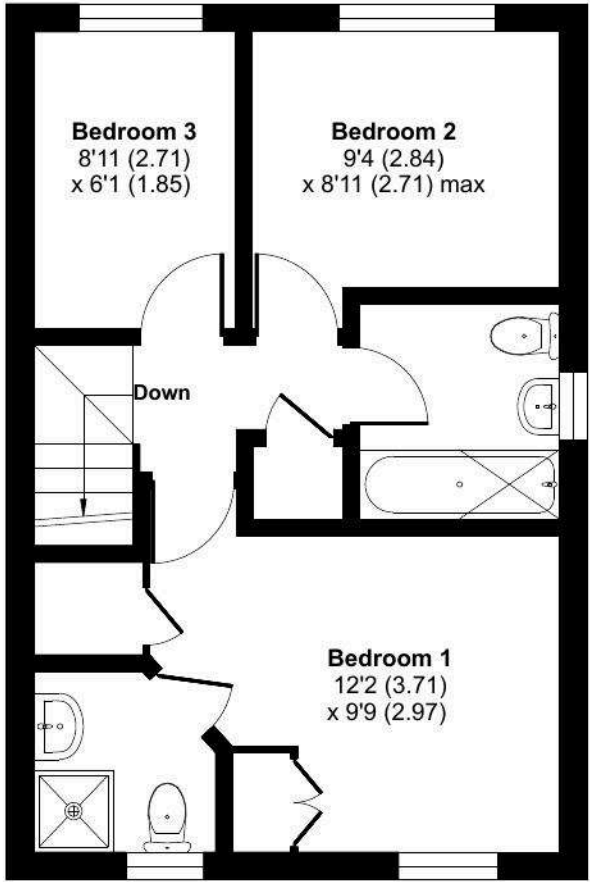
Approximate Area = 859 sq ft / 79.8 sq m  
Garage = 130 sq ft / 12 sq m  
Total = 989 sq ft / 91.8 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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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