



**71, Poolbrook Road**

Malvern, WR14 3JW

**Andrew Grant**



# 71, Poolbrook Road

Malvern, WR14 3JW

**2 Bedrooms    1 Bathroom    2 Reception Rooms**

Spacious detached bungalow in Malvern offering flexible living, two reception rooms and a delightful garden, presenting an excellent opportunity to create a home tailored to individual style and needs.

- Detached bungalow with well-proportioned rooms throughout, offered with no onward chain.
- Two bright reception rooms offering versatility for living and dining.
- Large rear garden with lawn and patio space.
- Driveway with carport providing ample parking.
- Situated on popular Poolbrook common close to local shops, schools and transport links.

This detached bungalow on Poolbrook Road offers generous accommodation across a well-planned layout. The property provides excellent flexibility with two reception rooms, a spacious kitchen and two double bedrooms alongside additional versatile rooms. The wide hallway creates a welcoming first impression and the property is designed to maximise both comfort and practicality. Set within established gardens, the home enjoys a sizeable rear garden with lawn and patio areas, creating an inviting space for relaxation or outdoor dining. A driveway with carport ensures convenient parking, while the location in Poolbrook offers access to local shops, bus routes and schools, with Malvern town centre within easy reach. This property represents a rare opportunity to purchase a bungalow of such proportions in a sought-after setting, offering scope for modernisation and personalisation while still providing comfortable living immediately.

**1270 sq ft (118 sq m)**







## The living room

The living room offers generous proportions and natural light from the dual-aspect front-facing windows, creating a bright and welcoming environment. Its central location within the bungalow makes it easily accessible, adding to the property's flexibility and ensuring it can adapt to a variety of lifestyle needs.







## The kitchen

The kitchen is generously arranged with extensive work surfaces and storage, making it both practical and adaptable. A large window fills the room with natural light and provides pleasant garden views. Conveniently located off the kitchen is a utility area, walk-in larder and cloakroom with WC and wash basin, offering everyday practicality.







## The dining room

Situated next to the kitchen, this dining room is bright and generously arranged, making it an ideal space for dining or entertaining. A wide window provides views over the garden, creating a pleasant atmosphere for everyday living or hosting guests. Its position adjacent to the kitchen enhances convenience, while the proportions offer flexibility for a range of uses depending on individual requirements.







## The hallway

The wide hallway creates a welcoming entrance and forms the central hub of the bungalow, providing access to all main rooms. Its generous proportions enhance the sense of space and flow throughout the home.





## The primary bedroom

The primary bedroom is a generously proportioned retreat positioned at the front of the bungalow. A wide window draws in natural light and offers views across the garden, enhancing the sense of space and tranquillity. Its layout allows for a full bedroom suite with ease, with a bank of built-in wardrobes making it both practical and inviting. This well-placed room creates a comfortable and private haven within the home.





## The second bedroom

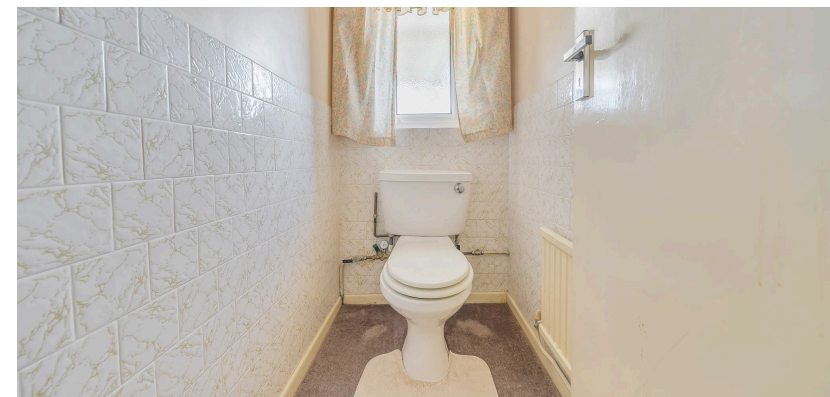
The second bedroom enjoys dual windows which bring in plenty of natural light. Its generous proportions make it a comfortable space for family use or as a welcoming guest room. The layout offers flexibility for a variety of furniture arrangements, ensuring it can adapt to individual requirements. Bright and inviting, it provides a versatile addition to the home.





## The bathroom

The bathroom is well arranged with a walk-in style bath incorporating a shower, complemented by a wash basin. A separate WC situated adjacent to the bathroom provides added convenience for a busy household or visiting guests. A frosted window allows natural light while maintaining privacy. Positioned off the hallway, this room provides everyday practicality and completes the home's accommodation.







## The rear garden

The rear garden is an impressive feature, extending to a wide lawn bordered by mature hedging and trees which provide privacy. There is ample space for outdoor enjoyment and potential for further landscaping. Outbuildings at the far end add additional storage and practicality, making this garden a valuable asset to the home.











## The driveway and parking

A gated entrance opens to a long driveway offering ample off-road parking, leading to a carport that provides sheltered space for vehicles. The arrangement ensures both convenience and practicality, with easy access to the property and garden.



## Location

Poolbrook is a well-regarded residential area of Malvern, valued for its convenience and community atmosphere. Local amenities include shops, cafés and public houses within walking distance, while a regular bus service provides easy access to Great Malvern, Barnards Green and beyond. The area benefits from a choice of schools, both primary and secondary, including the highly regarded Chase School, along with leisure facilities such as sports clubs and open spaces.

Malvern town centre is just a short drive away, offering a wider range of shops, supermarkets and cultural attractions such as the renowned Malvern Theatres. The Malvern Hills Area of Outstanding Natural Beauty provides a stunning backdrop for walking, cycling and outdoor pursuits, appealing to those who enjoy an active lifestyle.

Transport links are excellent with two nearby railway stations at Great Malvern and Malvern Link offering direct services to Worcester, Birmingham and London. The M5 motorway is also within easy reach for commuting further afield.

This combination of accessibility, amenities and natural surroundings makes Poolbrook Road a desirable place to live, perfectly balancing convenience with a semi-rural lifestyle.

## Services

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

## Council Tax

The Council Tax for this property is Band D.

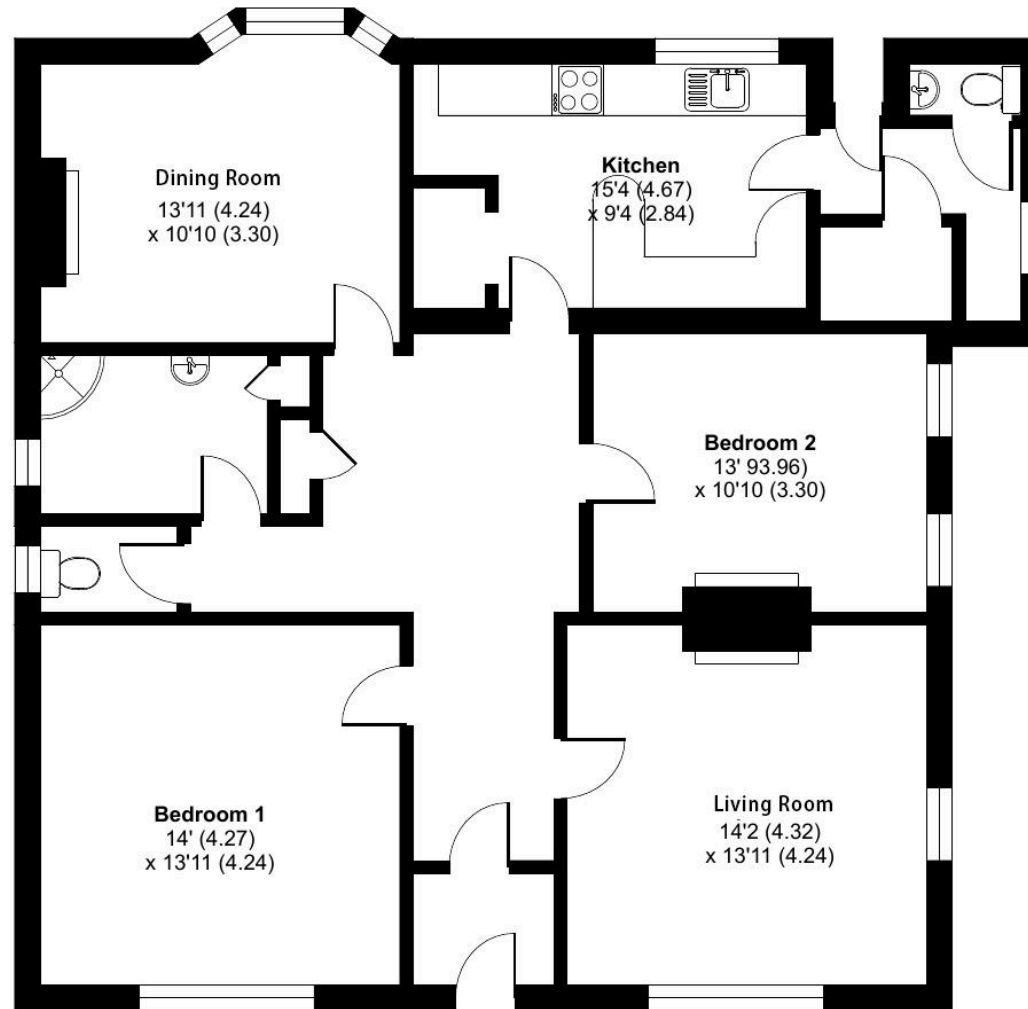
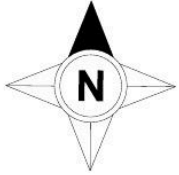




# Poolbrook Road, Malvern, WR14

Approximate Area = 1270 sq ft / 118 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Andrew Grant. REF: 1341191



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.





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)