



Newlands Bungalow, Bransford Road, Rushwick, WR2 5SL - £2750pcm

**G HERBERT
BANKS**

EST. 1898

Newlands Bungalow, Bransford Road, Rushwick, WR2 5SL

- Detached 4 bedroom Dormer Bungalow
- Spacious living space with feature fireplace
- Enclosed mature garden with off road parking and storage buildings

Newlands Bungalow is Approached via a long gated driveway, Newlands Bungalow is a unique and very appealing property. Located on the outskirts of Worcester and lying a very short driving distance from the popular St Johns district of the City which provides an extensive range of amenities and good M5 motorway access, this is a must view property in Worcester.

This charming dormer bungalow offers a versatile and spacious layout, perfect for families or those seeking a comfortable home. Upon entering, you are greeted by a welcoming hall that leads to a generously sized lounge with feature log burner, ideal for relaxing or entertaining. The property boasts a beautifully refurbished breakfast kitchen, thoughtfully designed to combine style and functionality. Along the hallway is a convenient utility room provides additional practicality for everyday living.

The bungalow features four well-proportioned bedrooms, offering flexibility to accommodate family members, guests, or even a home office. Completing the accommodation are two modern wet rooms, providing a sleek and contemporary touch. With its spacious interior and carefully updated features, this home is ready to move into and enjoy.

Outside, Newlands Bungalow boasts a large garden and a patio, perfect for enjoying outdoor activities and gardening along with ample off road parking for multiple vehicles as well as use of half of the storage facility on site.

The property will be let unfurnished. Further benefits include air source heat pump, Double glazing, EPC D and will be available from mid February for move in.

Contact us today to arrange a viewing and experience the charm and versatility of The Old Malthouse for yourself.

Situation

Worcester City – approximately 2.5 miles, Droitwich Spa – approximately 12 mile, Bromsgrove – approximately 16 miles and Birmingham – approximately 34 miles.

Accommodation

RECEPTION ROOM

KITCHEN

UTILITY ROOM

BEDROOM ONE

ENSUIT

BEDROOM TWO

BATHROOM

BEDROOM THREE

BEDROOM FOUR

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Air source heat pump and 2 air conditioning units in the main bungalow.

Local Authority - Worcester City Council Tel: 01905 722233

Directions - What3words: [///dynamics.relax.neatly](https://www.what3words.com/dynamics.relax.neatly)

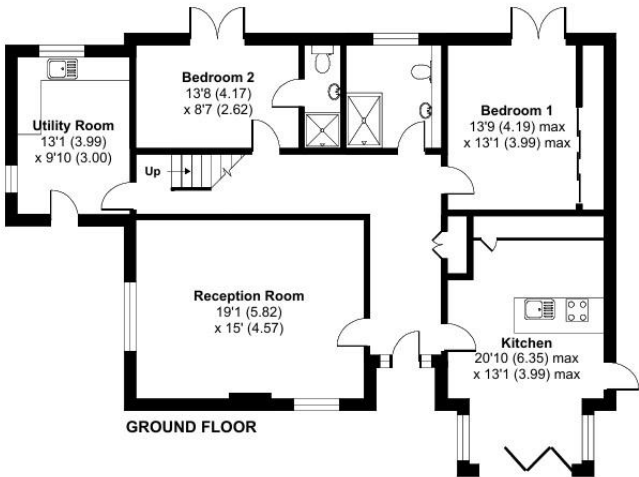
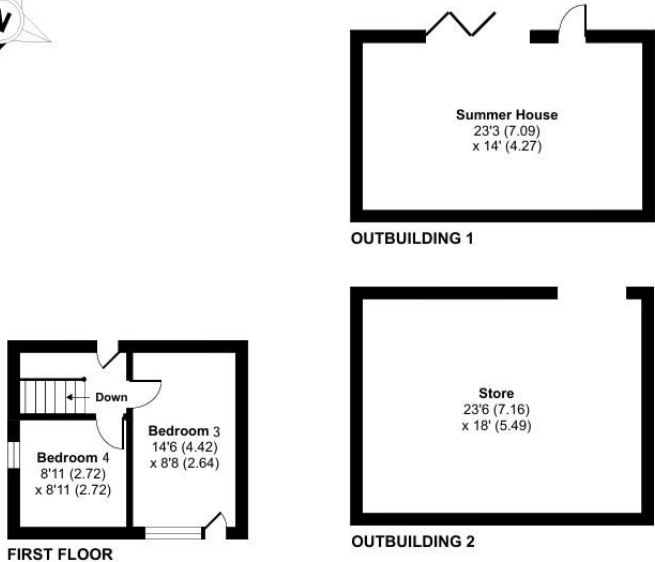
PROCEDURE An application form can be obtained and completed online. If an agreement has been made you will be asked to pay a Holding Deposit equal to one weeks rent of £634.61 which must be cleared before we commence the referencing process. This will be non-refundable if any relevant person (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval the tenancy agreement will be provided to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

THE RIGHT TO RENT LEGISLATION

Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any adult tenant has the right to rent in the UK.

Bransford Road, Rushwick, Worcester, WR2

Approximate Area = 1591 sq ft / 147.8 sq m
Outbuildings = 755 sq ft / 70.1 sq m
Total = 2346 sq ft / 217.9 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). © nidecom 2025. Produced for G Herbert Banks LLP. REF: 962435



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

