

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN SEMI DETACHED, THREE BEDROOMED PROPERTY SITUATED IN A QUIET AND CONVENIENT CUL-DE-SAC LOCATION. THE ACCOMMODATION IS IN NEED OF SOME COSMETIC REFURBISHMENT AND IS SET OVER TWO FLOORS COMPRISING AN ENTRANCE HALL, CLOAKROOM, LIVING ROOM, FITTED KITCHEN, THREE BEDROOMS AND A BATHROOM. DOUBLE GLAZING AND GAS WARM AIR HEATING, OFF ROAD PARKING, A GARAGE AND ENCLOSED GARDEN. ENERGY RATING "D" NO CHAIN

Bronsil Drive - Guide Price £270,000

6 Bronsil Drive, Malvern, Worcestershire, WR14 1LR

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6 Bronsil Drive

Location & Description

Located in a quiet and much sought after location close to local amenities including a small Co-Op supermarket, convenience store and Malvern Link Train Station. The more comprehensive facilities of Malvern Link are less than a mile away where there is a wider range of shops, banks, takeaways, two service stations and doctor and dental surgeries. On the outskirts of Malvern Link is the retail park with Marks and Spencer, Morrisons and many other well known stores.

The cultural and historic spa town of Great Malvern also has a range of shops, banks, post office, restaurants and a Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with cinema and having recreational facilities including the Splash leisure centre and Manor Park Sports club.

Transport communications are excellent with main line railway stations at Malvern Link and Great Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles away bringing the Midlands and most parts of the country within a convenient commuting time. The property is also situated providing good access to the Hereford and Worcester road.

Educational needs are particularly well catered for as the property is well served being walking distance to highly regarded schools at both primary and secondary levels.

Property Description

6 Bronsil Drive is a modern semi-detached home that is initially approached from a block paved driveway that offers parking for vehicles and giving access to a detached single garage. The house itself is set back behind a walled foregarden with central shrub bed. The obscure double glazed front door is set under a Georgian style facade and opens to the accommodation that benefits from warm air heating (it has not been confirmed that this is in working order) and double glazing.

The accommodation is in need of some cosmetic refurbishment but would make a fine home once the work had been completed, and comprises in more detail of

Entrance Hall

Stairs to first floor with useful understairs recess. Double doors with glazed insets open to the sitting room (described later), entrance to kitchen, cupboard housing the gas fired warm air boiler (may not be working). Door to

Cloakroom

Fitted with low level WC, vanity wash hand basin with cupboard under, tiled splashbacks and obscure double glazed window to side. Ceiling light point.

Kitchen 2.63m (8ft 6in) x 3.07m (9ft 11in)

Fitted with drawer and cupboard base units with roll edged worktop over and matching wall units with corner shelving. Space and connection point for electric cooker and undercounter washing machine. Stainless steel sink unit with mixer tap set under a double glazed window overlooking the rear garden and there is a further UPVC double glazed pedestrian door. Space undercounter for further white goods. Tiled splash and serving hatch to dining room.

Living Room 7.28m (23ft 6in) x 3.85m (12ft 5in) max 8'7 min

This is a large space with dual aspect windows to front and rear. Divided into two main areas, the first of which is

Sitting Room 3.72m (12ft) x 3.85m (12ft 5in)

Double glazed window to front, ceiling light point and feature fire surround and open to





Dining Area 3.54m (11ft 5in) x 2.66m (8ft 7in)

Double glazed window to rear looks in the lean-to style conservatory. Ceiling light point, serving hatch to kitchen.

First Floor

Landing

Double glazed window to side, access to loft space, ceiling light point, airing cupboard housing the hot water cylinder. Doors to

Bedroom 1 3.75m (12ft 1in) max into wardrobes x 3.90m (12ft 7in)

Range of fitted wardrobes with sliding doors incorporating hanging and shelf space to one wall. Double glazed window to rear, ceiling light point. Shower enclosure with electric shower and tiled splashbacks.

Bedroom 2 3.44m (11ft 1in) x 2.58m (8ft 4in)

Double glazed window to front. A further double bedroom with ceiling light point.

Bedroom 3 2.56m (8ft 3in) x 2.09m (6ft 9in)

Double glazed window to front, overstairs storage cupboard/wardrobe.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath. Tiled splashbacks, ceiling light point and obscure double glazed window to rear. Radiator, light with shaver point over sink.

Outside

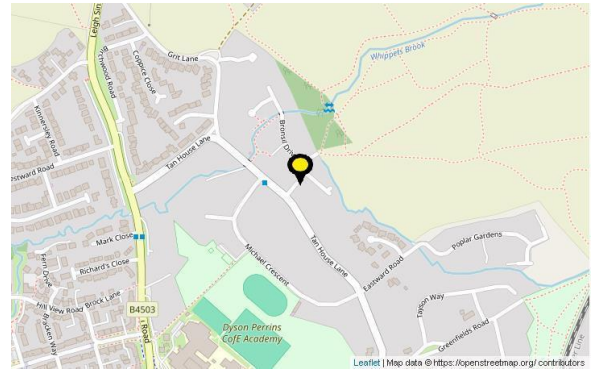
To the rear the garden is mainly laid to lawn and does have views to the westerly aspect to the Malvern Hills. It is enclosed by a hedge and fenced perimeter with gated pedestrian access to front. Wooden SUMMER HOUSE, SHED and LEAN-TO CONSERVATORY which is connected to the rear of the property.

Garage 5.37m (17ft 4in) x 2.53m (8ft 2in)

Up and over door to front, obscure glazed window to rear, multi-panelled obscure glazed wooden pedestrian giving access to the garden. Light and power.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road for less than quarter of a mile to a set of traffic lights at Link Top. Turn left at these lights into Newtown Road following it sharply to the right towards Leigh Sinton. Continue along this route into Leigh Sinton Road for approximately half a mile and through a set of traffic lights before turning right into Tanhouse Lane. Follow this road around a right hand bend, turn left into Bronsil Drive the property will be found after a short distance on the right hand side as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

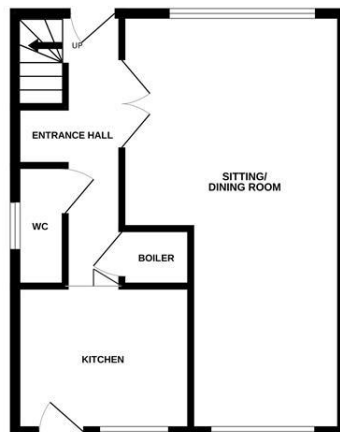
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

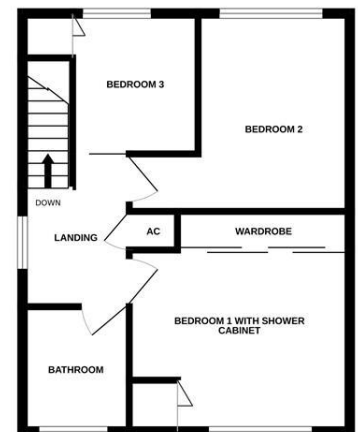
EPC

The EPC rating for this property is D (58).

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



6 BRONSIL DRIVE

TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EST. 1981

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

