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Andrew Grant



5 Bronsil Drive

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Malvern, WR14 1LR

A detached home to renovate in north Malvern, with three bedrooms and two reception rooms that connect through to the garden.

3 Bedrooms | 1 Bathroom | 2 Receptions | Garage and off road parking

5 Bronsil Drive offers scope for a comprehensive renovation in an established part of Malvern. The kitchen sits alongside the dining room, while glazed double doors link the two reception rooms. A cloakroom completes the ground floor, with three bedrooms and a bathroom upstairs. The property requires modernisation, including work to the windows, doors, heating and electrics. At the rear, established trees and shrubs give the garden a starting point for landscaping, while a driveway leads to the garage at the front.

1,057 sq ft (98.2 sq m)

Freehold

The ground floor

A broad window and a glazed door connecting the outside, the kitchen offers ample room for a range of kitchen units, giving buyers multiple layout options. A serving hatch also connects this space to the dining room.

The living room has a wide front window and enough depth to arrange seating away from the entrance. Glazed double doors can be opened to the dining room to bring the two spaces together or closed when separate rooms are preferred.

Double doors open from the dining room directly into the rear garden, with windows on either side. The room could also serve as a second sitting room with a garden outlook if desired.

The entrance hall gives separate access to the living room and kitchen, with an open recess beneath the staircase that could be used for coat and shoe storage. The ground floor cloakroom is reached from the hall and features a wc and wash basin.



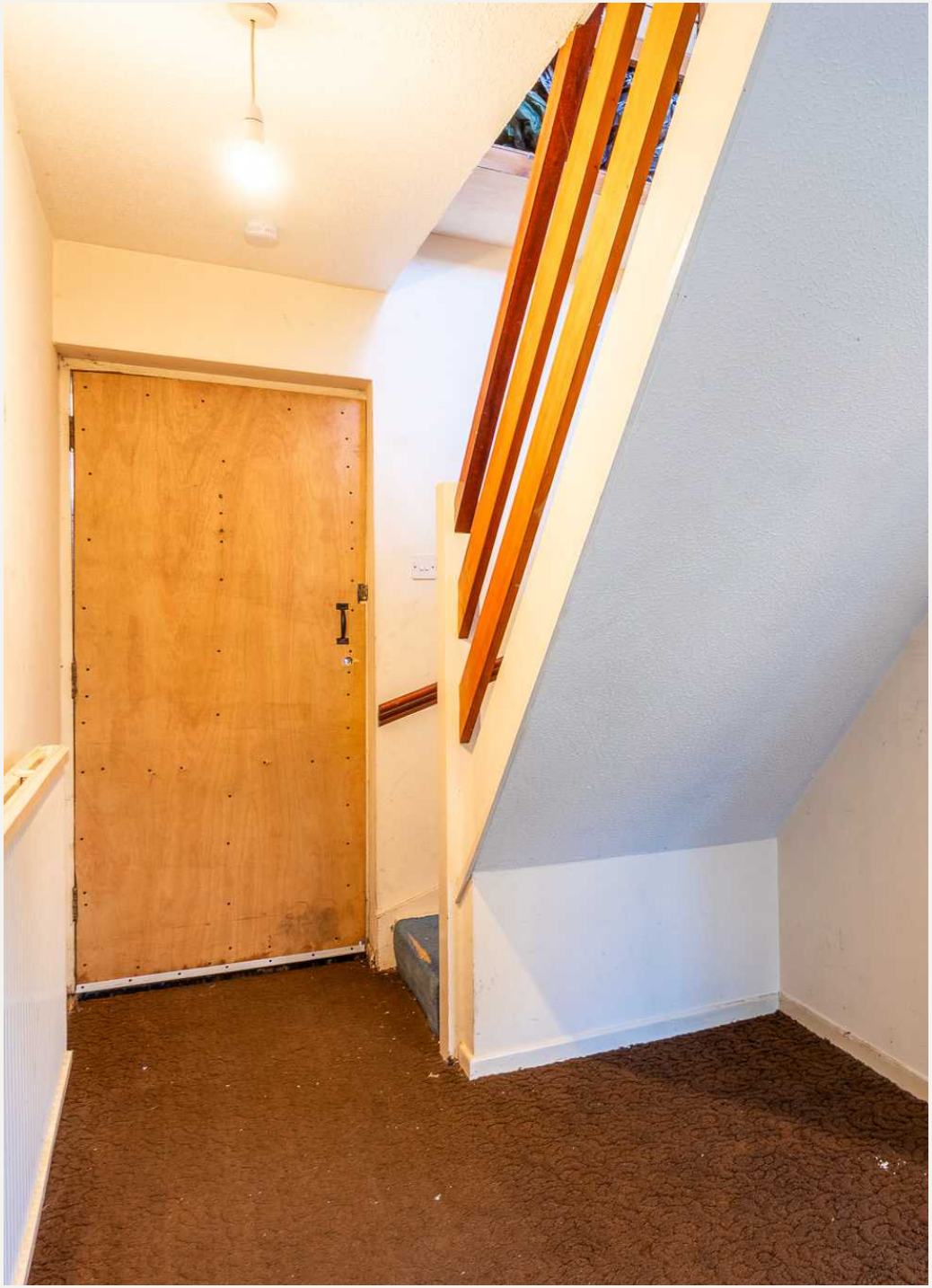


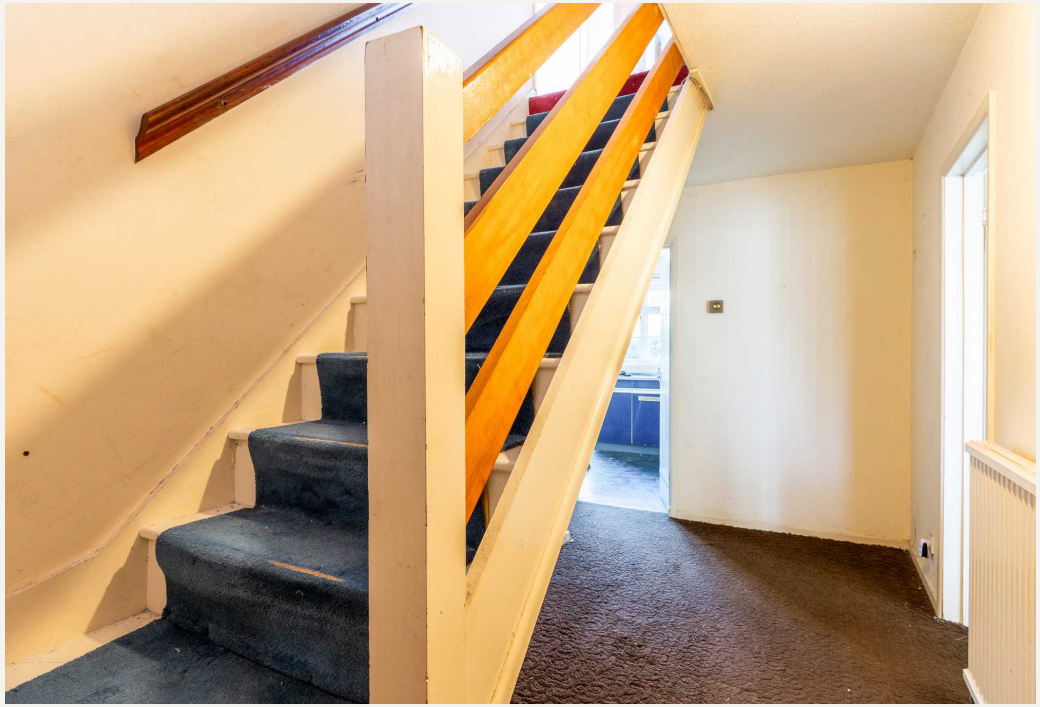














The first floor

The primary bedroom is a broad room and looks out to the front. Its width leaves ample room for a double bed and freestanding furniture.

The second bedroom also faces the front and is a notably long room, giving scope for different furniture arrangements.

The third bedroom looks over the rear garden and offers potential for an additional bedroom or home office.

The bathroom opens off the landing and serves all three bedrooms. It currently has a bath, basin and WC, with a broad rear window bringing daylight into the room.

















The garden and parking

The rear garden has an established tree and mature shrubs that could be retained as part of a new planting scheme. With doors from both the kitchen and dining room, there is scope to create a seating area close to the property.

A driveway crosses the front garden to the garage, providing off road parking. The garage opens onto the drive and could also be used for storing bicycles, tools and garden equipment.







Location

Bronsil Drive is an established residential road in north Malvern, close to Malvern Link. The surrounding streets are predominantly residential, with the shops and services of Worcester Road nearby.

Malvern Link has independent shops along Worcester Road, while Malvern Shopping Park provides a choice of larger retailers. Great Malvern adds cafés, restaurants and specialist shops around its historic town centre.

Somers Park Primary School serves the north of Malvern, with a site on Somers Park Avenue. Dyson Perrins Church of England Academy, on nearby Yates Hay Road, provides secondary education.

Malvern Link railway station offers services to Worcester, Birmingham New Street and Hereford. Worcester Road forms part of the A449, which links Malvern with Worcester by road.

The Malvern Hills offer walks ranging from lower slopes to the ridge. In Great Malvern, Priory Park provides space for a stroll, with theatre, cinema and live performances at the adjoining Malvern Theatres.



Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: E.

Council Tax

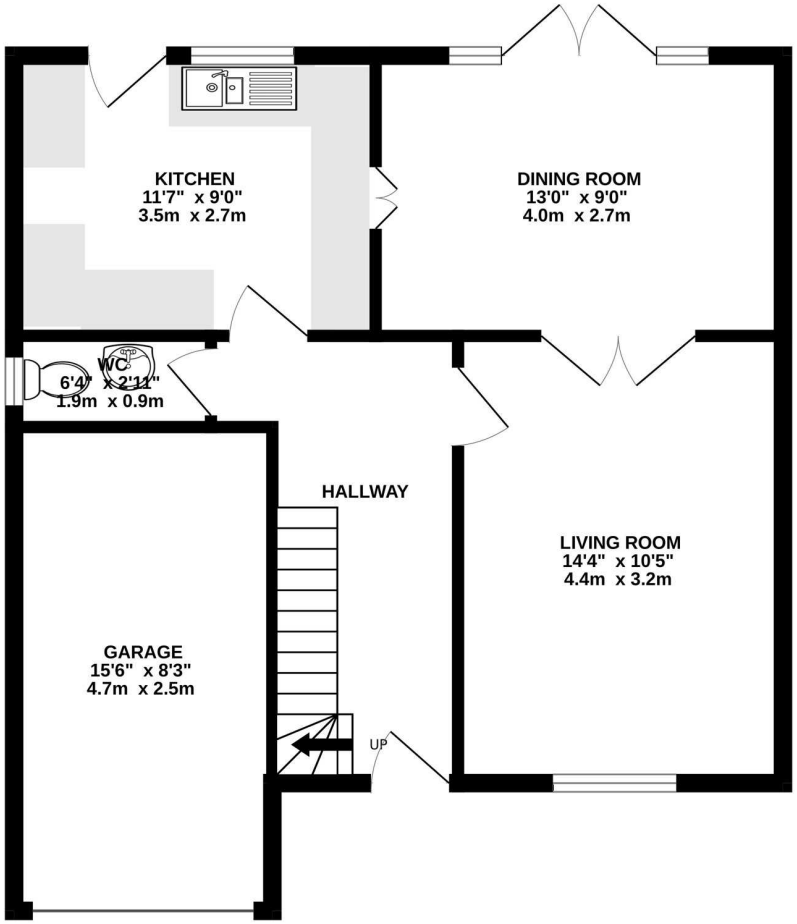
The Council Tax for this property is Band D.

Agent Note

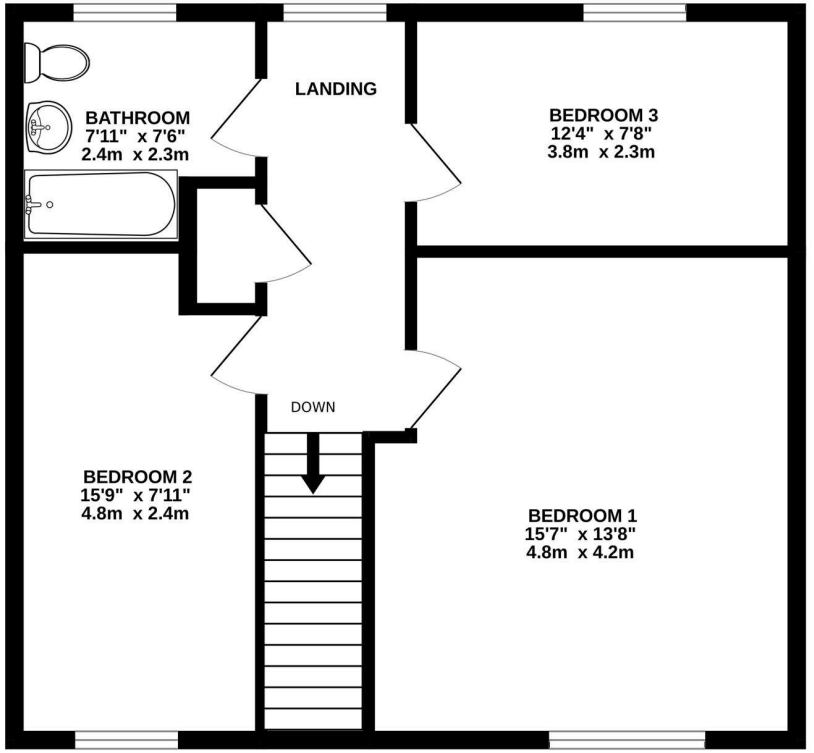
The vendor has advised that the boiler is currently not operational. Prospective purchasers should make their own enquiries regarding its condition and any repairs or replacement required.

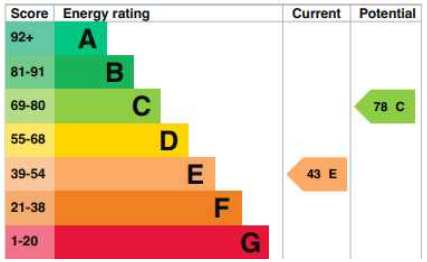


GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.





TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com