



## 18 Shirley Close

Malvern, WR14 2NH

Andrew Grant

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**2 Bedrooms   1 Bathroom   1 Reception Room**

Quiet cul-de-sac mid terrace home with two double bedrooms, conservatory and low maintenance garden near Barnards Green.

- Well maintained mid terrace home with versatile living space
- Inviting living room opening into a conservatory
- Enclosed garden with paved terrace
- Allocated parking space within the communal car park
- Close to Barnards Green, Malvern Link and the Malvern Hills

Nestled in a peaceful cul de sac, this well maintained mid terrace home provides flexible living across two floors. The ground floor includes a well equipped kitchen and an inviting living room opening into a conservatory which in turn leads to the low maintenance garden. Upstairs there are two generous double bedrooms served by a family bathroom. Outside there is an allocated parking space in a nearby car park and a small enclosed front garden. Barnards Green and Malvern Link are within easy reach, along with schools, shops and transport links.

**718 sq ft (66.7 sq m)**





## The kitchen and breakfast room

This sociable space at the front of the home is arranged for cooking and casual meals. Thoughtfully designed with ample room for appliances and storage, it provides a practical hub for busy mornings. A doorway connects directly to the living room, ensuring an easy flow between everyday spaces.



## The living room

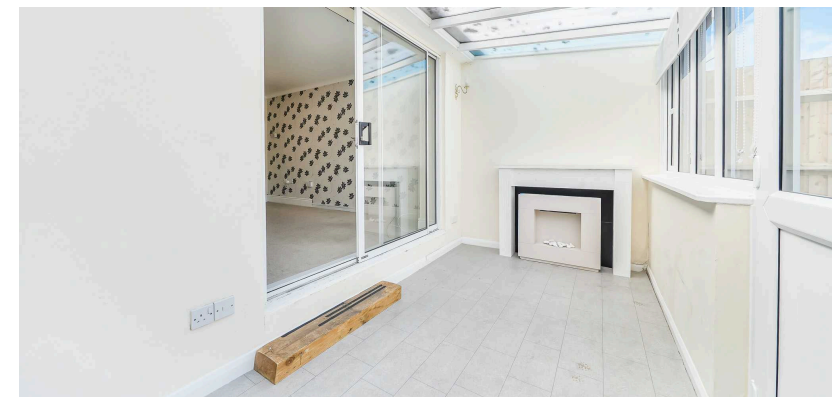
The generous living room forms the main reception space for relaxing or entertaining. A wall of sliding patio doors draws the eye to the conservatory beyond, creating a sense of continuity. There is plenty of space for seating and dining furniture and the room links neatly with the kitchen.





## The conservatory

Adding versatility to the ground floor, the conservatory serves as a dining area or quiet retreat. Its translucent roof and wide windows frame views of the enclosed garden, while a glazed door gives direct access outside.





## The primary bedroom

The primary bedroom offers a calm sanctuary for rest at the end of each day. A broad window looks over the front of the home and there is ample floor space for a double bed and wardrobe. Its proximity to the family bathroom enhances everyday convenience.





## The second bedroom

The second bedroom sits beneath a sloping ceiling on the upper floor and can accommodate a double bed or work space. A Velux window brings a focal point to the room and built-in eaves cupboards provide useful storage. This versatile room would suit guests, children or those working from home.





## The bathroom

The bathroom is finished in neutral tones and designed for everyday practicality. It features a panelled bath with shower over, a pedestal wash basin and a WC set against tiled walls. A window allows for ventilation and airflow.



## The garden

The enclosed garden provides a low maintenance outdoor space for al fresco dining and relaxation. A paved terrace offers ample room for seating. Fencing and a brick wall create a defined boundary, and a door from the conservatory opens directly to the garden.

## Location

Shirley Close sits on the outskirts of Malvern, a historic spa town renowned for its hills and vibrant community. Local shopping and services can be found in nearby Barnards Green and Malvern Link, with supermarkets, cafes, public houses and amenities to hand. The area is served by well regarded primary and secondary schools and offers excellent road and rail connections to Worcester, Birmingham and beyond from Malvern Link railway station. Recreational opportunities include walking on the Malvern Hills, exploring parks and participating in local sports clubs, making this an appealing setting for families and professionals alike.

## Services

The services are TBC.

**Broadband Speed:** Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

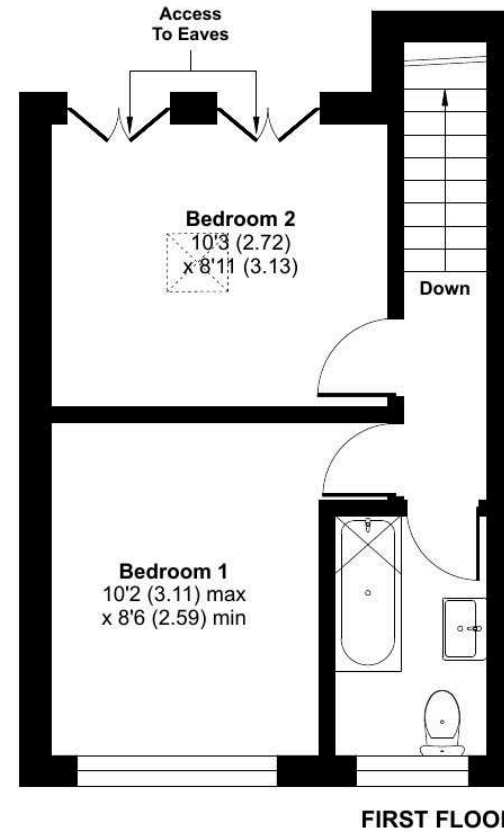
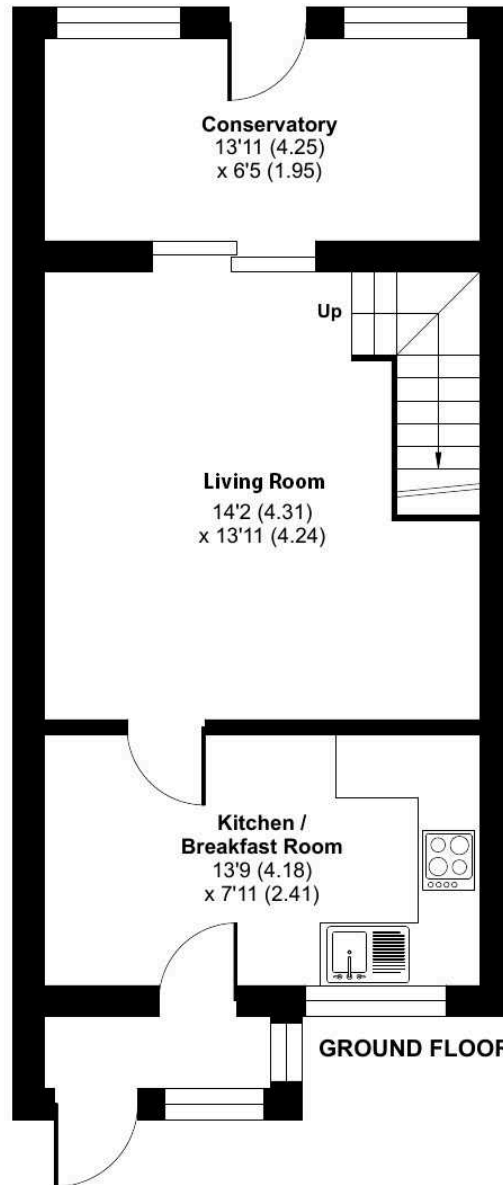
The Council Tax for this property is Band A.



# Shirley Close, Malvern, WR14

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
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). © n|che.com 2026. Produced for Andrew Grant. REF: 1472180



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