



**21 Cornfield Close**

Welland, WR13 6RS

**Andrew Grant**

# 21 Cornfield Close

Welland, WR13 6RS

**2 Bedrooms   1 Bathroom   1 Reception Room**

Stylish modern semi-detached home with bright open-plan living spaces, generous private garden and driveway parking in a sought-after village setting.

- Modern two bedroom semi-detached home offering well-proportioned rooms across two floors
- Sociable open-plan living and dining room with French doors to a generous garden
- Contemporary kitchen with integrated oven, hob and extractor and a handy ground-floor cloakroom
- Large enclosed garden with patio, pergola and timber shed and a block-paved driveway for two cars
- Set within a popular Welland development close to village amenities and countryside walks

21 Cornfield Close is a modern two bedroom semi-detached home on a large plot within a popular village setting. The ground floor has a stylish kitchen and a sociable living and dining room opening onto the garden, along with a handy cloakroom off the hall. Two double bedrooms and a contemporary family bathroom sit upstairs. Outside, the generous garden features a patio with pergola and a timber outbuilding, while a block-paved driveway provides parking for two cars. There is an estate rent-charge of around £252 per year to Hill View Residents Management Ltd.

**814 sq ft (75.6 sq m)**





## The kitchen

A well-equipped kitchen lies at the front and offers sleek gloss cabinets and ample worktop space. Integrated appliances include an electric oven, hob with stainless steel extractor and a sink beneath a front-facing window. Under-unit lighting brightens the workspace and there is provision for a washing machine. A doorway leads back to the hall, ensuring a natural flow to the living and dining area.



## The living and dining room

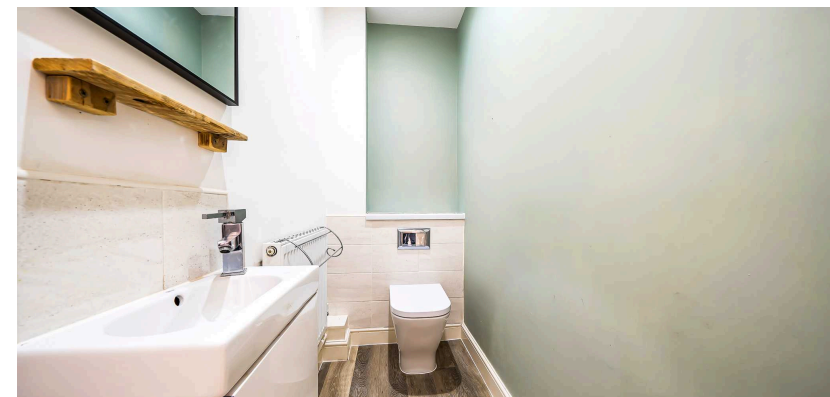
The heart of the home is the generous living and dining room that opens onto the garden through full-height French doors with matching side windows. This versatile space accommodates relaxation and dining areas and draws in natural light. There is plenty of room for seating and a table, and a door returns to the hall for ease of movement between rooms.





## The hallway and cloakroom

An inviting hall provides a welcoming introduction to the home and links the principal living spaces. A staircase with white balustrade rises to the first floor, and there is space for coats and shoes. Off the hall, a contemporary cloakroom features a vanity unit with basin, a concealed-cistern WC and stylish half-tiled walls, keeping the ground floor practical for guests.





## The primary bedroom

The principal bedroom offers generous proportions and a calm atmosphere with two front-facing windows. There is ample room for a king-size bed and further furniture and a useful built-in cupboard adds storage.



## The second bedroom

A comfortable second bedroom is perfect for children or guests, providing generous floor space and a large window overlooking the garden. There is ample space for additional furniture which makes this a versatile room suited to a range of uses.





## The bathroom

The contemporary bathroom has been finished to a high standard with a white suite comprising a panelled bath with thermostatic shower over and glass screen, a wall-hung basin with storage and a concealed-cistern WC. Large format tiling lines the bath and walls, and recessed lighting adds a sleek finish.



## The garden

The plot extends to the rear with a generous enclosed garden that is ideal for entertaining and play. A broad paved terrace adjoins the house and leads on to a pergola-covered seating area. Beyond lies a level lawn edged with planting and a mature tree. A timber shed on the patio provides storage and the garden is enclosed by fencing with an open outlook towards neighbouring fields.





## The driveway and parking

At the front of the property a block-paved driveway to the side provides convenient off-road parking for two vehicles. A paved path leads through a small lawned garden to the front door which sits beneath a timber-framed canopy. The drive is bordered by fencing and hedging for a sense of privacy and there is gated access to the rear garden.

## Location

Welland is a sought-after Worcestershire village located at the southern end of the Malvern Hills. It offers a friendly community atmosphere with a village store, primary school, pub and sports clubs. Nearby Upton-upon-Severn and Great Malvern provide a broader selection of shopping, leisure and cultural amenities. For commuters, the A38 and M50 provide access to Worcester, Hereford and the wider motorway network. Surrounded by rolling countryside, Welland is ideal for those who enjoy walking, cycling and exploring the outdoors.

## Services

The property benefits from an air source heat pump (Daikin), mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 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 C.

## Agent Note

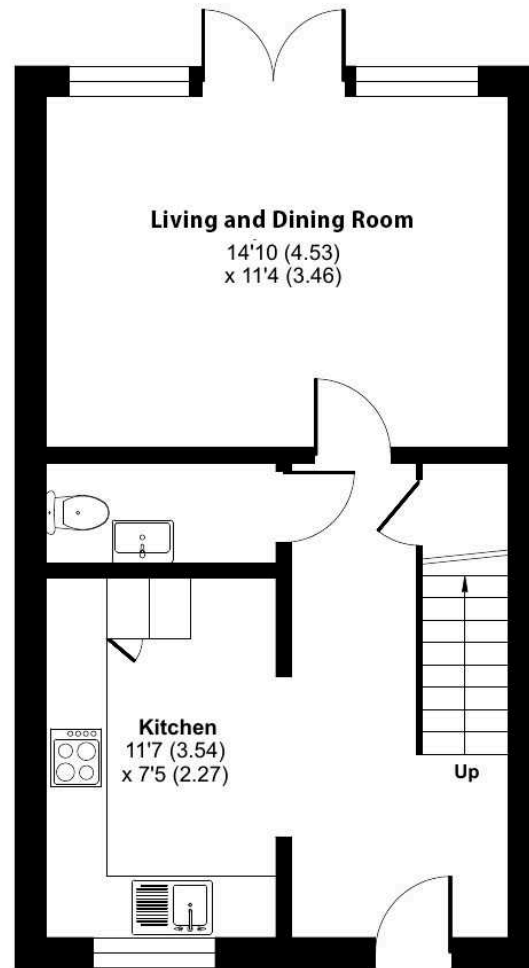
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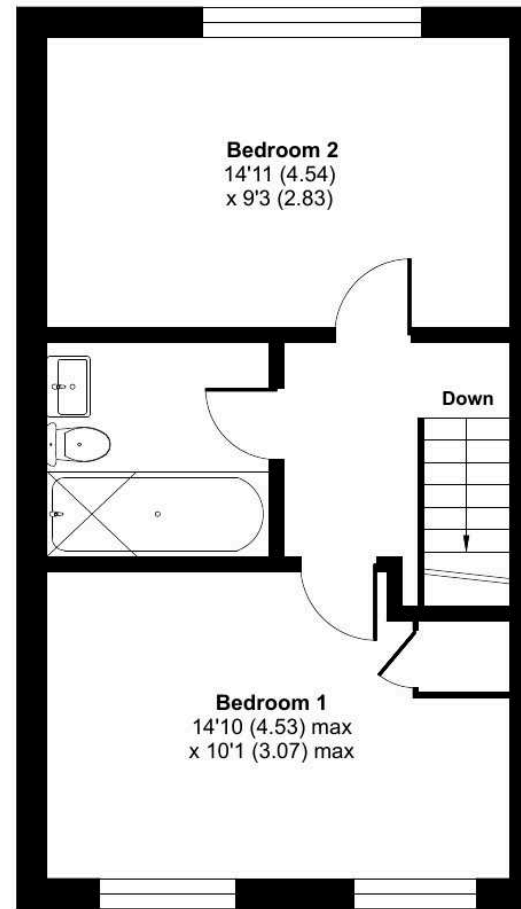
# Cornfield Close, Welland, Malvern, WR13

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1433681

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Andrew Grant

T. 01905 734734

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

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