



A WONDERFULLY SITUATED THREE BEDROOMED SEMI DETACHED PROPERTY IN NEED OF REFURBISHMENT AND UPDATING. SITUATED IN A QUIET LOCATION WITH A SOUTHERLY FRONT ASPECT AND VIEWS TO THE MALVERN HILLS. ENERGY RATING "D" NO CHAIN

Broadlands Drive - Guide Price £275,000

30 Broadlands Drive, Malvern, WR14 1PW

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 **RICS**

30 Broadlands Drive

Location & Description

Situated in the popular and much sought after area of Broadlands Drive, this semi detached property offers good access to the amenities of both Malvern Link and Great Malvern and their bustling shopping precincts. Further and more extensive amenities are available at the retail park in Townsend Way or the city of Worcester.

Educational needs are well catered for in the area at both primary and secondary in the state and private sectors.

Transportation and communications are excellent with a mainline railway station in Malvern Link providing direct links to Worcester, London, Birmingham, Hereford and South Wales. Junction 7 of the M5 is located just outside Worcester bringing the Midlands and South West into an easy commute.

Property Description

30 Broadlands Drive is a three bedrooomed semi detached property situated in a popular and convenient location.

The property is set back from the road behind a lawned foregarden with planted beds to all sides. A pedestrian path leads past the driveway that allows parking for vehicle and giving access to a single garage. A path continues to the obscured double glazed front door set under a storm porch with lantern style light to side and opens to the accommodation which is in need of refurbishment and updating but does benefit from gas central heating.

The accommodation in more detail comprises:

Entrance Hall

Stairs to first floor with useful storage cupboard. Ceiling light point, radiator, door to living room and kitchen (described later) and sliding door to

Cloakroom

Fitted with a low level WC and pedestal wash hand basin and tiled walls. Light with shaver point. Obscure double glazed window to front, wall mounted heated towel rail and water softener.

Living Room 6.61m (21ft 4in) x 3.69m (11ft 11in)

Being a dual aspect room enjoying a double glazed window to front and double glazed patio doors overlooking and opening to the rear garden. Two ceiling light points, wall mounted gas fire.

Kitchen 2.66m (8ft 7in) x 2.89m (9ft 4in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units, stainless steel sink unit set under a double glazed window overlooking the rear garden. Space and connection point for electric cooker and washing machine. Ceiling light point, tiled splashbacks, radiator and obscure double glazed pedestrian door giving access to a





Covered Passageway

Obscured glazed wooden doors to front and rear. Storage cupboard.

First Floor

Landing

Double glazed window to side. Access to loft space. Ceiling light point and doors to

Bedroom 1 2.73m (8ft 10in) x 3.44m (11ft 1in)
South facing double glazed window offering views to North Hill. Ceiling light point, radiator.

Bedroom 2 3.75m (12ft 1in) x 3.44m (11ft 1in)

A further double bedroom with double glazed window to rear and a range of fitted wardrobes with matching drawer sets and dressing table. Storage cupboards over bed area. Ceiling light point and radiator.

Bedroom 3 2.76m (8ft 11in) x 2.92m (9ft 5in)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over. Airing cupboard housing the wall mounted boiler. Wall mounted heated towel rail, obscure double glazed window to side. Ceiling light point and tiled splashbacks.

Outside

To the rear a paved patio area extends away from the property and leads to lawn with shrub beds. The garden is enclosed by fenced and hedged perimeter. There is a wooden SHED.

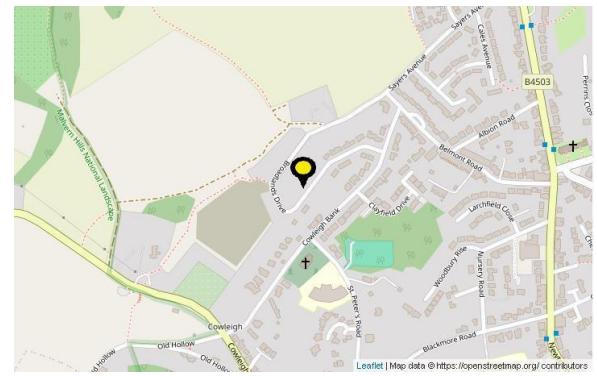
Garage 4.96m (16ft) x 2.66m (8ft 7in)

Up and over door to front, light and power and glazed window to rear.



Directions

From the agent's office in Great Malvern proceed North along the A449 Worcester Road towards Malvern Link. After a short distance take the first fork to the left into North Malvern Road. After 200 yards fork right into Cowleigh Road (signed Storridge and Hereford). Continue along this road taking the second turning on the right into Cowleigh Bank. Follow this route down hill for a short distance taking the first left into Broadlands Drive where the property can be found after a short distance on the right hand side of the road as indicated by the agent's For Sale board.



Services

We have been advised that mains services 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

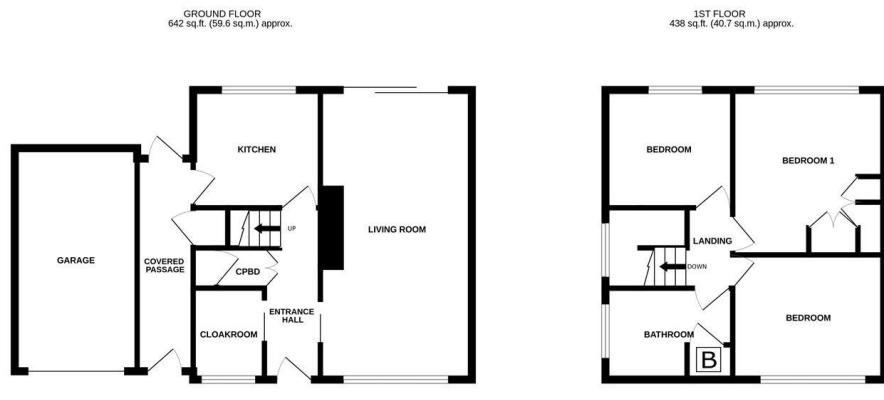
Council Tax

COUNCIL TAX BAND "C"

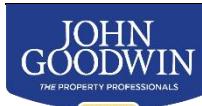
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (61).



30 BROADLANDS DRIVE
TOTAL FLOOR AREA: 1079 sq.ft. (100.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and should only be taken as a guide.
dimensions or areas may be rounded. This plan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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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.
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