



3 Merton Road

Malvern, WR14 1ND

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

A characterful two bedroom terraced home with a modern kitchen, characterful features and a generous rear garden.

- This characterful terraced home combines two reception rooms with a well arranged kitchen, useful utility and WC, two bedrooms and a first floor bathroom.
- A welcoming living room provides a comfortable main reception space, centred around a fireplace with a wood burning stove and complemented by a window overlooking the frontage.
- The first floor brings together two bedrooms and a well appointed bathroom, with fireplaces contributing further character to the principal bedroom and surrounding accommodation.
- A separate dining room creates a dedicated setting for mealtimes and entertaining, with its own fireplace and direct access to the adjoining kitchen.
- Larger than the average garden in the area, the paved rear garden offers several spaces for seating and outdoor use, together with established boundaries and a useful summer house.
- Situated in Malvern, the property is placed for access to the town's everyday amenities, educational facilities, transport connections and the surrounding Worcestershire countryside.

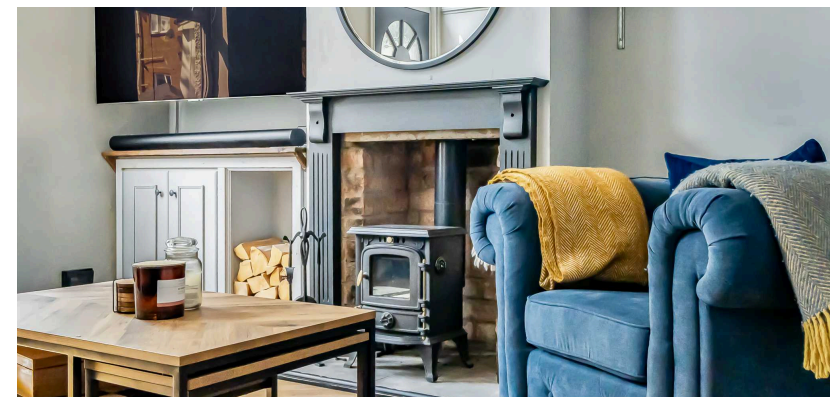
899 sq ft (83.6 sq m)





The living room

Providing the principal space for relaxation, the living room offers comfortable proportions for everyday use. A fireplace with a wood burning stove forms the focal point, while a window overlooks the frontage.





The kitchen

Arranged as a practical workspace, the kitchen connects the dining room with the utility and WC. A range cooker with an extractor above is accompanied by work surfaces, storage cabinetry and a sink beneath the side window. The linear layout keeps the principal preparation areas readily accessible, with the adjoining utility and WC adding further practicality.



The dining room

Forming a dedicated setting for dining and entertaining, this reception room occupies the centre of the ground floor. A traditional fireplace provides a distinctive focal point, complemented by the staircase rising to the first floor. An open connection leads into the kitchen, while a door provides direct access to the rear garden.







The utility and WC

Adding useful facilities to the ground floor, the utility and WC are arranged beyond the kitchen. The space provides a separate area for household tasks alongside a convenient WC, creating a practical addition to the ground floor accommodation.



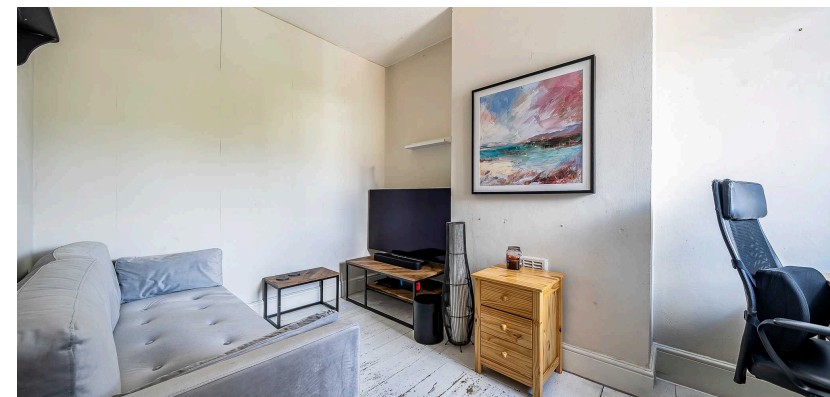
The primary bedroom

Offering well proportioned accommodation, the primary bedroom provides a comfortable principal sleeping space. A cast iron fireplace adds period character, while built-in wardrobes provide useful storage and a window overlooks the front.



The second bedroom

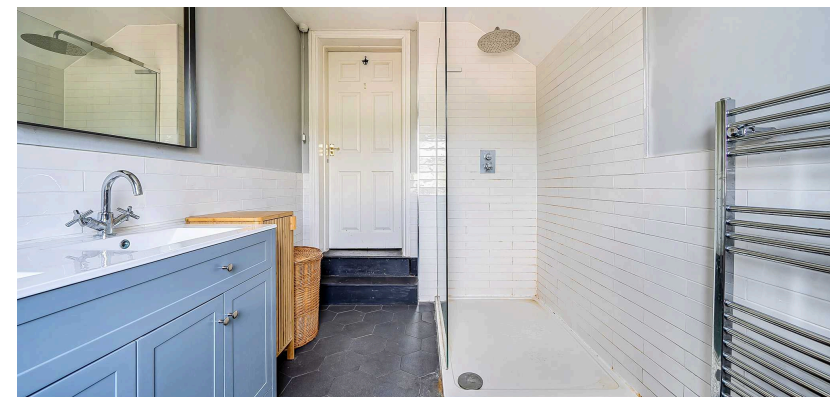
Suited to use as a bedroom, guest room or home office, the second bedroom offers adaptable first floor accommodation. A window overlooks the rear and the room includes a useful built-in cupboard. Its position beside the bathroom provides a convenient arrangement for everyday living.





The bathroom

Bringing the main bathing facilities together, the bathroom is arranged at the rear of the first floor. It includes a walk-in shower, WC and twin wash basins set within a vanity unit. A window provides ventilation and the room is reached from the landing shared with both bedrooms.





The garden

Extending behind the home, the garden is larger than those surrounding it and provides a generous outdoor setting. Paved areas create practical space for seating and recreation, with raised sections adding definition across the garden. A summer house offers a useful additional space, while brick walls and timber fencing form the visible boundaries.



Location

The property is situated in Malvern, within an established residential setting. The town provides a broad range of everyday amenities, with shopping, leisure and educational facilities available across the wider area. Transport connections support travel to surrounding Worcestershire destinations, while the countryside around Malvern offers opportunities to enjoy the outdoors. This combination of town facilities and access to the wider region makes the location suitable for a variety of lifestyles.

Services

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

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

Flood Risk (Long-term forecast): 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. Surface water flooding is predicted to increase to low risk between the years 2040 and 2060.

Council Tax

The Council Tax for this property is Band B.



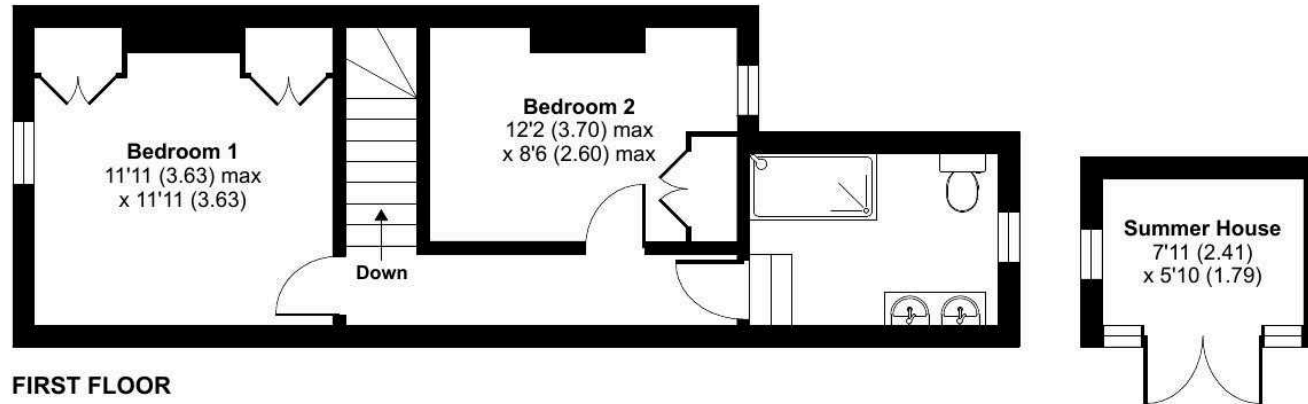
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Approximate Area = 852 sq ft / 79.2 sq m

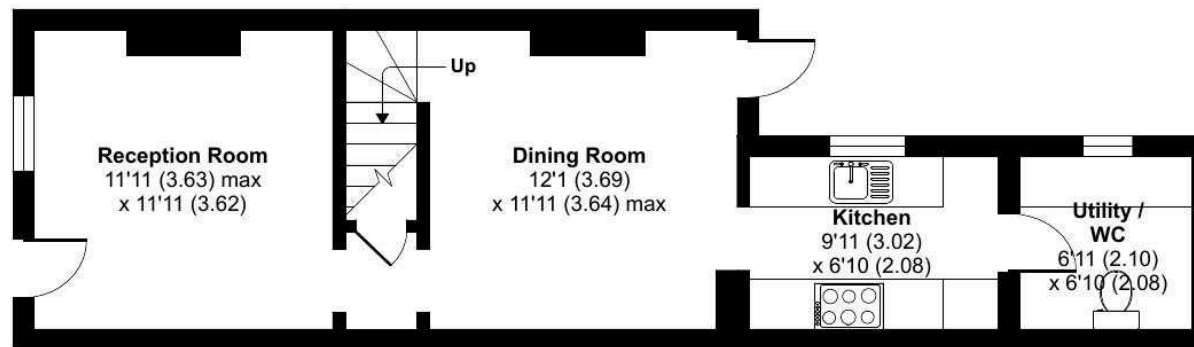
Outbuilding = 47 sq ft / 4.4 sq m

Total = 899 sq ft / 83.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		95 B
69-80	C		
55-68	D	67 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). © nichecom 2026. Produced for Andrew Grant. REF: 1501896



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com