



61 Cotswold Road

Malvern, WR14 2QF

Andrew Grant

61 Cotswold Road

Malvern, WR14 2QF

2 Bedrooms 1 Bathroom 1 Reception Room

A well proportioned end-of-terrace home with useful ancillary spaces and established gardens to the front and rear.

- A two-bedroom home providing well arranged accommodation across two floors, with practical storage incorporated into the ground floor layout.
- The kitchen and dining room combines cooking and dining space, complemented by an adjoining pantry and further storage rooms and cloakroom beyond.
- Two well proportioned bedrooms share the first floor with a shower room, creating a straightforward arrangement for daily routines.
- Established gardens extend to the front and rear, with the larger rear garden offering a lawn, mature planting and paved pathways.
- A store and cloakroom are arranged beyond the kitchen, adding useful flexibility and supporting the principal ground floor accommodation.
- Situated in Malvern, the home is placed for access to local amenities, schools, transport connections and the surrounding Worcestershire countryside.

868 sq ft (80.6 sq m)





The kitchen and dining room

Combining the principal cooking and dining areas, this elongated room supports everyday meals within a practical arrangement. Units and work surfaces extend along opposing walls, incorporating an oven, hob, extractor and sink. A pantry provides valuable additional storage, while the hallway beyond leads to a separate store and cloakroom.





The living room

Forming the main reception space, the living room provides comfortable proportions for relaxation. A fireplace creates a clear focal point, accompanied by a broad window overlooking the front garden. Direct access from the entrance hall places the room at the heart of the ground floor arrangement.





The primary bedroom

Providing generous principal accommodation, this double bedroom offers ample space for a bed and accompanying furniture. Built-in storage provides a useful addition, while a broad window spans part of the front elevation. The room's balanced proportions allow clear movement throughout.





The second bedroom

Offering further double accommodation, the second bedroom provides flexibility for regular bedroom use or visiting guests. A bank of built-in storage provides valuable space, while a wide rear facing window overlooks the garden. The available proportions allow room for essential bedroom furniture while retaining a comfortable arrangement.



The shower room

Serving both bedrooms, the shower room brings the principal facilities together within a clearly arranged space. The suite comprises an enclosed shower, WC and wash basin with storage beneath. A frosted window provides privacy, while tiled areas surround the shower and lower sections of the walls.



The rear garden

Extending behind the home, the generously sized rear garden provides established outdoor space for relaxation and gardening. A central lawn is accompanied by mature shrubs, planted borders and several trees, creating varied areas throughout. Paved pathways connect the garden with the rear of the home, while dense planting defines much of the visible perimeter.







The front garden

Creating an established approach to the home, the front garden contains lawned sections, mature shrubs and varied planting. Paved pathways lead to the entrance and continue around the end elevation, reflecting the property's end of terrace position. Hedging and fencing define the visible edges while maintaining the garden's leafy character.



Location

Malvern offers an established setting with access to a broad range of everyday amenities, educational facilities and leisure opportunities. The town provides shops, cafés and services for regular requirements, alongside transport connections serving the wider Worcestershire area. Its position also places residents within reach of open countryside and the distinctive Malvern Hills, supporting walking and outdoor recreation. The combination of local facilities, residential surroundings and access to neighbouring towns makes the area suitable for a range of household requirements.

Services

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, O2, Three and Vodafone. (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 B.

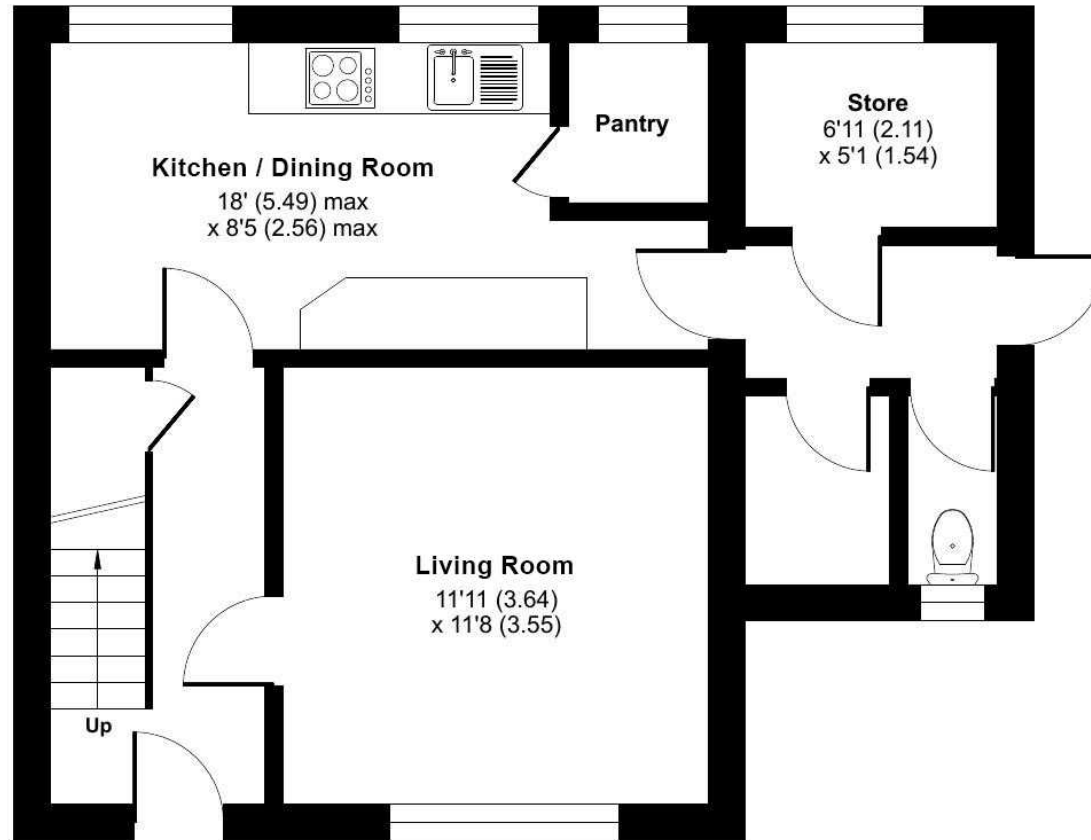


Cotswold Road, Malvern, WR14

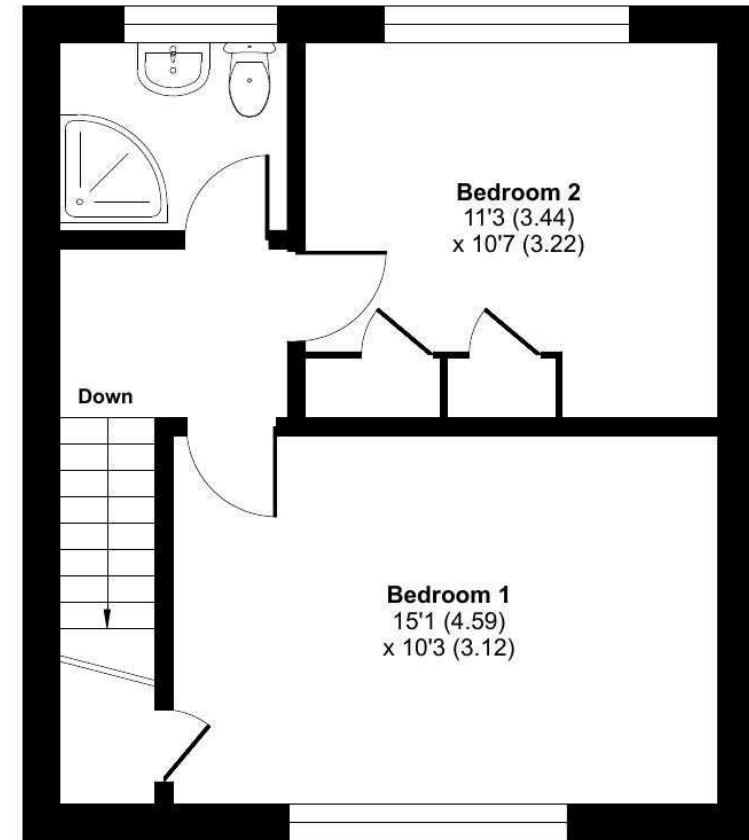
Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Andrew Grant. REF: 1514500



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com