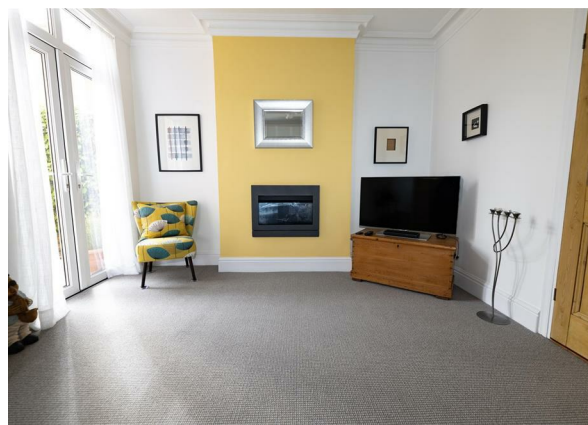


Malvern Road, Worcester, WR2 4LJ
Offers Over £450,000



Malvern Road, Worcester, WR2 4LJ

Beautifully Presented Period Home | Three Bedrooms | En Suite | Generous Garden | Malvern Road Location

Set on the ever-popular Malvern Road, this attractive period home combines character features with practical, modern living, offering well-balanced accommodation and a standout rear garden.

The ground floor flows well, with a bright front lounge featuring high ceilings and a fireplace, creating a classic Worcester feel.

A second reception room to the rear works perfectly as additional living space, with direct access to the garden.

The kitchen/diner is a real highlight. A generous, sociable space with ample worktop area, room for dining. A separate large utility room and ground floor WC add useful everyday practicality.

Upstairs, the main bedroom is a great size with built-in storage. There are two further bedrooms, both well-presented, along with a modern family bathroom finished in a clean, neutral style. Bedroom Two offers an En Suite Bathroom.

Offers Over £450,000
Council Tax Band: D

Lounge

15'2" x 11'6" (4.63 x 3.52)

Sitting Room

15'2" x 11'5" (4.63 x 3.5)

Kitchen / Diner

10'2" x 18'1" (3.1 x 5.52)

Utility Room

8'6" x 10'2" (2.6 x 3.1)

Bedroom One

14'0" x 11'6" (4.28 x 3.52)

Bedroom Two

12'1" x 11'1" (3.7 x 3.4)

Bedroom Two En Suite

6'10" x 5'2" (2.09 x 1.59)

Family Bathroom

9'10" x 6'10" (3.02 x 2.09)

Bedroom Three

9'10" x 9'11" (3.02 x 3.04)

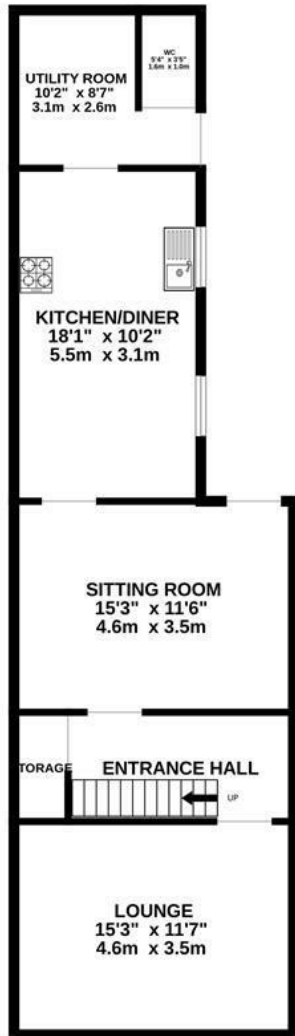
Garage

Hallway

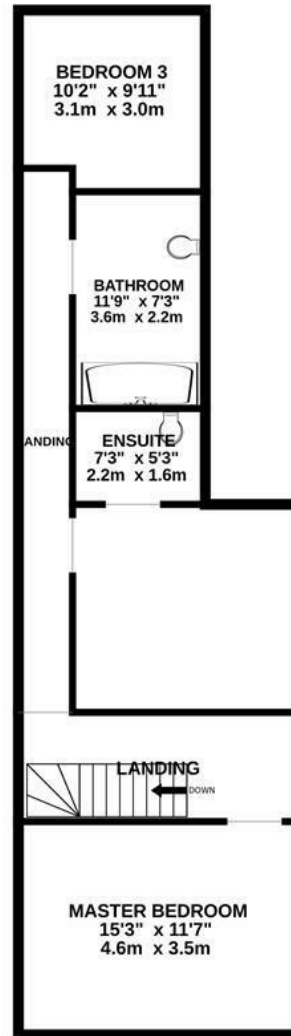




GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Open House Worcestershire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	