



23 Bronsil Drive, Malvern, WR14 1LR  
Guide Price £365,000

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Philip Laney & Jolly Malvern welcome to the market this four bedroom detached family home, situated in the popular residential area of Bronsil Drive, Malvern.

The property offers spacious accommodation throughout and is well suited to family living. The ground floor comprises a living room, separate dining room, kitchen and conservatory overlooking the rear garden. There is also a convenient WC.

To the first floor are four bedrooms and a family bathroom, providing ample space for a growing family or those requiring additional accommodation.

Further benefits include a garage with an extended utility store room, offering useful storage space. To the front of the property there is ample off road parking.

The rear garden enjoys a private aspect and provides a pleasant outdoor space for relaxing or entertaining.

Offered for sale with no onward chain, this property presents an excellent opportunity to acquire a detached family home in a sought after location within Malvern.

Viewing is recommended to appreciate the accommodation on offer.

#### Entrance Hallway

Obscure double glazed front door. Two ceiling light points. Radiator. Obscure double glazed window to side aspect. Understairs storage cupboard. Stairs rising to first floor. Doors off to:

#### Dining Room

Double glazed bay window to front aspect. Ceiling light point. Radiator.

#### Downstairs WC

Low level WC. Wash hand basin inset into vanity unit. Obscure double glazed window to side aspect. Chrome heated towel rail. Ceiling light point.

#### Kitchen

Matching wall and base units with work surfaces over. Space for freestanding oven with extractor fan over and space for fridge-freezer. Space and plumbing for dishwasher. Stainless steel sink and drainer with tap over. Double glazed window and door to side aspect. Radiator. Ceiling light point. Tiled splashbacks.

#### Living Room

Two ceiling light points. Two radiators. Log burner. Double glazed window to rear aspect. French doors leading in to:

#### Conservatory

Ceiling light point. Double glazed windows around. Double glazed French doors to side aspect leading out into garden.

#### Landing

Ceiling light point. Double glazed window to side aspect. Access to loft. Airing cupboard housing Worcester Bosch combination boiler. Storage cupboard. Doors off to:

#### Bathroom

Ceiling light point. Obscure double glazed window to side aspect. Wash hand basin and low level WC inset into vanity unit. Shower cubicle with electric Mira shower over. Chrome heated towel rail.

#### Main Bedroom

Ceiling light point. Radiator. Double glazed window to front aspect.

#### Bedroom Two

Ceiling light point. Radiator. Double glazed window to rear aspect.

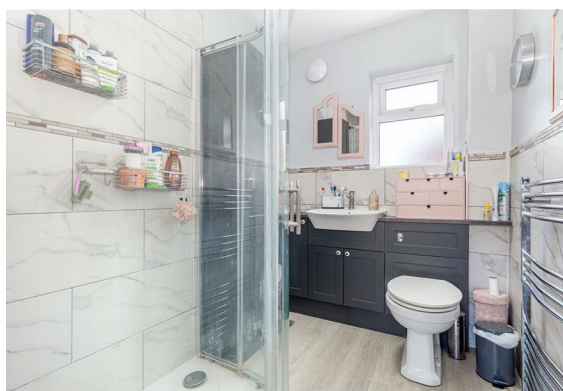
#### Bedroom Three

Double glazed window rear aspect. Radiator. Ceiling light point.

#### Bedroom Four

Double glazed window to side aspect. Radiator. Ceiling light point. Built in storage cupboard/wardrobe.





#### Rear Garden

Gated side access to front of property on both sides. Garden laid to lawn with patioed seating area at rear.

#### Outside Utility Room

Modern base units with worktops over. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Double glazed window to rear aspect. Space for fridge/freezer. Tiled splashbacks.

#### Garage

Power and lighting.

#### Council Tax MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### Verifying ID - Malvern

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### Broadband Malvern

We understand currently full fibre broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Parking - Malvern

Parking for the property is off-road parking for three cars.

#### Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

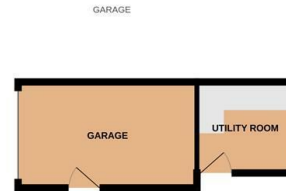
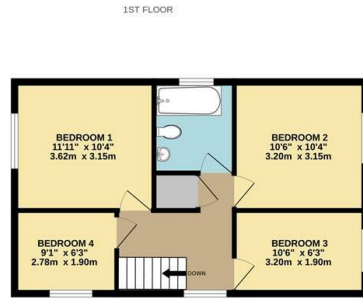
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor, variable in-home

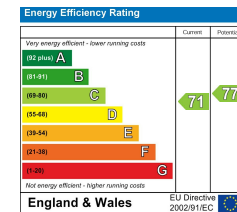
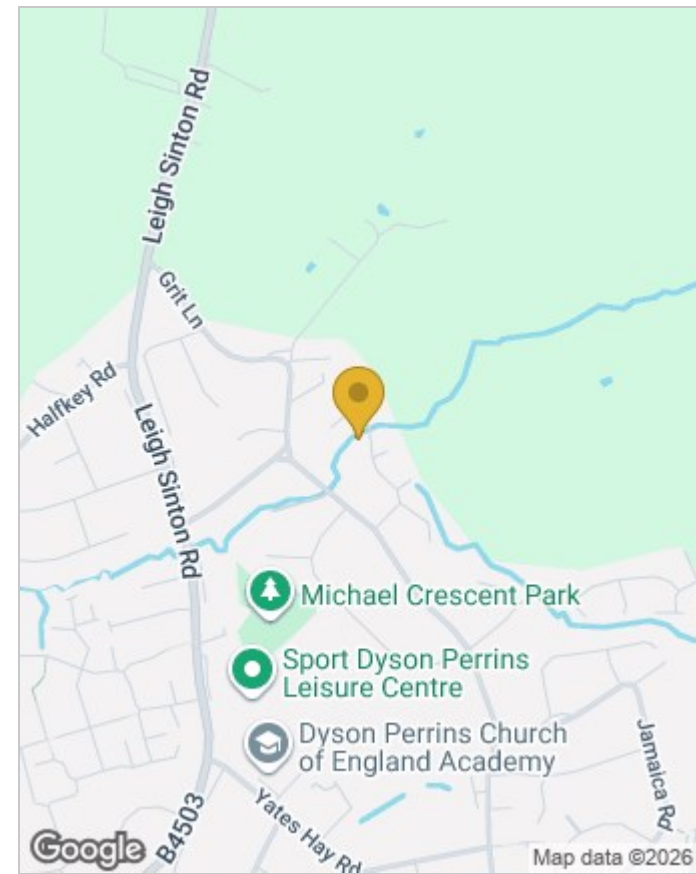
O2- Good outdoor

Three- Good outdoor

Vodafone- Good outdoor



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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## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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