



85 Poolbrook Road, Malvern, WR14 3JW  
Guide Price £550,000



Philip Laney & Jolly Malvern are delighted to present this beautifully extended detached family home, perfectly positioned on the sought after Poolbrook Road and enjoying wonderful views towards the Malvern Hills. Occupying a generous plot of approximately 0.2 acres, this much loved home offers spacious and versatile accommodation, established gardens, and an enviable setting, making it an excellent choice for a wide range of buyers.

The thoughtfully designed extension has created a spacious ground floor bedroom, providing flexible accommodation that is ideal for multigenerational living, guests, or those seeking single level convenience. The property also features two welcoming reception rooms, a well equipped kitchen, a practical utility room, and two bathrooms. The first floor offers three further bedrooms, creating ample space for family life.

Outside, the beautifully maintained rear garden has been lovingly cared for and is filled with an impressive variety of mature plants, shrubs, and fruit trees, creating a peaceful and private environment to enjoy throughout the seasons. A quality greenhouse and an attractive garden cabin offer excellent additional space, perfectly suited as a home office, studio, or quiet retreat.

To the front and side, there is ample off road parking and space for larger vehicles if required. Combining a sought after location, flexible family accommodation, and delightful outdoor space, this is a wonderful home ready for its next chapter in one of Malvern's most desirable locations.

EPC: D Council Tax Band: E Tenure: Freehold

#### Entrance Hallway

UPVC double glazed front door. Round stained glass window to front aspect. Tiled floor. Ceiling light point. Radiator. Stairs rising to first floor.

#### Dining Room

Double glazed window to front aspect enjoying views of the Malvern Hills. Fireplace with tiled surround and hearth. Wooden flooring an picture rail. Ceiling light point and radiator.

#### Living Room

Double glazed bay window to the front aspect. Three radiators. Brick built feature fireplace. Ceiling light point and TV and phone socket. Wall lights. Picture rail. Double glazed door opening to reception room.

#### Reception Room

Double glazed patio doors opening to the rear garden. Ceiling spot lights. Sunlight tube Radiator. Picture rail and phone sockets

#### Kitchen

Range of wooden wall and base units with work surfaces over. Built in Belling oven and five ring gas hob. Space and plumbing for dishwasher. One and a half bowl stainless steel sink and drainer. Space for fridge freezer. Ceiling spot lights. Sun light tube. Double glazed window and door to garden. Worcester Bosch wall mounted combination boiler. Wood effect vinyl flooring.

#### Utility Room

Obscure double glazed door to the side aspect. Obscure window to the side. One and a half bowl stainless steel sink and drainer. Ceiling light point. Space and plumbing for washing machine. Tiled floor.

#### Downstairs Bathroom

Obscure double glazed window to side aspect. Panelled bath with shower over. Low level WC. Chrome heated towel rail. Wash hand basin. Shaver light point. Extractor and ceiling light point.

#### Bedroom Three

Double glazed window to rear aspect. Radiator and picture rail. Ceiling light point.

#### Inner Lobby

Ceiling light point. Tiled floor. Shelving.





#### Bedroom One

Double glazed window to the front aspect enjoying wonderful views of the Malvern Hills. Radiator and ceiling light point. Door to:

#### Dressing Room/Nursery/Study

Double glazed window to the rear aspect. Ceiling light point and radiator. Door to the main bedroom.

#### Landing

Double glazed window to the rear aspect. Ceiling light point. Loft access that is fully boarded with light and power. Airing cupboard with shelving and chrome heated towel rail and power socket.

#### Bathroom

Panelled bath with shower attachment over. Wall mounted wash hand basin. Low level WC. Obscure double glazed window to the rear aspect. Ceiling light point and extractor. White heated towel rail. Vinyl flooring.

#### Bedroom Two

Double glazed window to the front aspect. Radiator and ceiling light point.

#### Bedroom Four

Double glazed window to the front aspect. Radiator and ceiling light point.

#### Rear Garden

Extensive and beautifully maintained rear garden. Initial hard standing area with three wooden sheds one benefitting from power, wash hand basin and a WC. Wooden cabin ideal as an outside office/studio installed in 2020 with double doors, power and lighting Outside tap. Garden is extensively stocked with a wide selection of fruit trees and shrubs. There is a quality greenhouse, summerhouse, polytunnel and vegetable/fruit patch. Enclosed with fencing and hedging

#### Front of Property

Gravelled driveway providing ample parking to the front and side. Mature stocked borders.

#### Council Tax MHDC

We understand the council tax band presently to be : E

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

We understand that the property is offered for sale Freehold.

#### Verifying ID

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

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

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

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

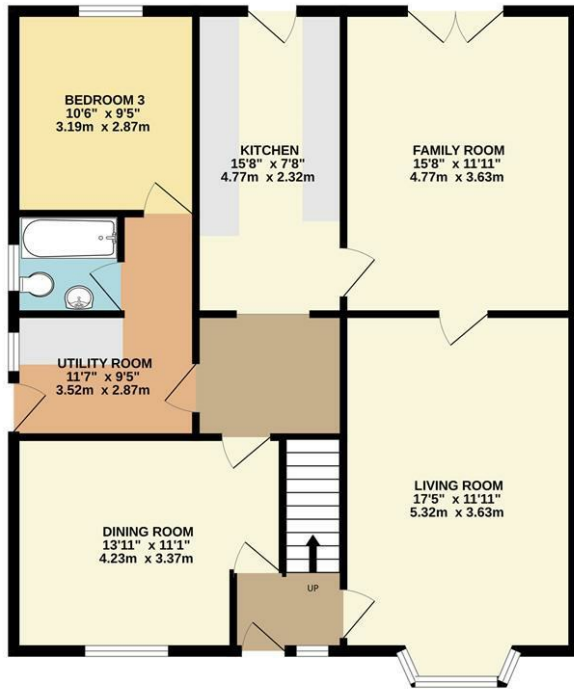
#### Parking

Parking for the property is off-road parking for multiple vehicles.

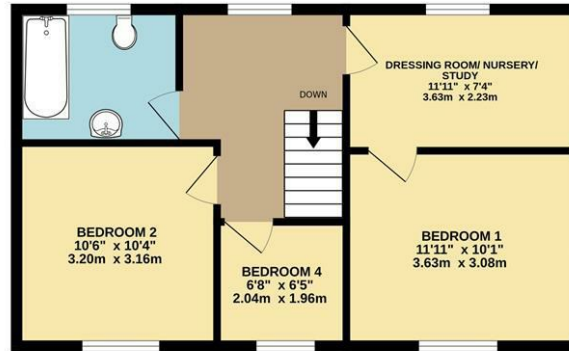
#### Mobile Coverage

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

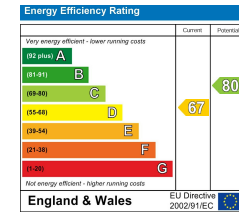
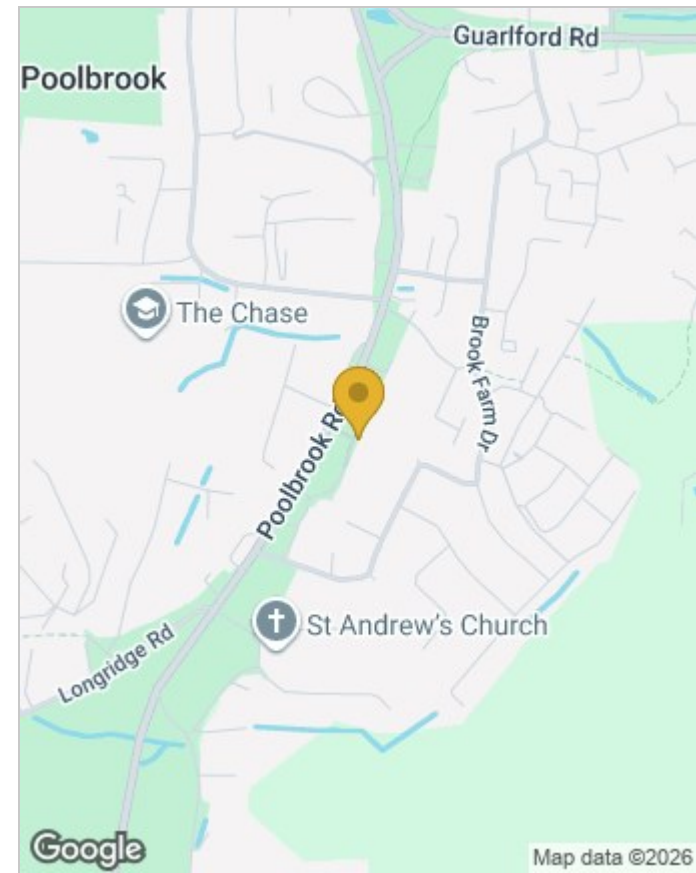
GROUND FLOOR



1ST FLOOR



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.