



12 Bowling Green Road, Worcester, WR2 4SD
Offers Over £530,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
Philip Laney & Jolly Worcestershire are delighted to present this stunning and immaculately presented three-bedroom detached bungalow, beautifully extended and thoughtfully designed for modern living. Located in the highly sought-after village of Powick, this property offers the perfect balance of tranquillity and convenience, being within easy reach of both Worcester and Malvern.

The accommodation includes a good sized living room, ideal for relaxing, and a highly impressive open-plan kitchen/diner/family room. This extended space features a contemporary kitchen and a generous area for dining and entertaining, creating the heart of the home. The bungalow also benefits from three well-proportioned bedrooms, including a main bedroom with a stylish ensuite, complemented by a modern family bathroom.

Outside, the low-maintenance rear garden is perfect for enjoying outdoor living, with ample space for seating and entertaining. Additional features include access to the part converted garage which is used as a utility space, and a versatile outbuilding, providing excellent storage or potential for further use.

This exceptional property offers a rare combination of style, space, and location – a must-see for anyone seeking a ready-to-move-into home in a popular village setting.

EPC: D Council Tax Band: C Tenure: Freehold

Hallway

Double glazed entrance door with double glazed windows. Storage cupboards. Radiator. Ceiling light point. Doors off to:

Living Room

Double glazed window to front aspect. Two ceiling light points. Radiator. Electric fireplace with surround.

Kitchen / Diner family room

Double glazed windows to rear aspect. Double glazed single door and double glazed French doors to rear garden. Two roof lantern style windows. Contemporary wall and base units with granite work surface on top. Sink with mixer tap. Integrated fridge freezer. Space for cooker and hob with extractor over. Two radiators. Spot lights.

Bedroom One

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

En-Suite

Obscure double glazed window to rear aspect. Panelled bath, low level WC and wash hand basin atop vanity unit. Panelled and tiled splash backs. Extractor fan. Heated towel rail. Spot lights.

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window. Shower cubicle, low level WC and wash hand basin atop vanity unit. Tiled splash backs. Spot lights.

Rear Garden

Low maintenance rear garden with patio seating area and artificial turf. Private and secure with gated side access. Door to rear half of garage which has been converted into storage and utility space with space and plumbing for washing machine.

Garage

Up and over door to the front. Light and power. (please note garage is smaller in length than average garage as half has been converted into utility space.)

Outbuilding

Double glazed French doors opening to the garden. Used as storage space offering multiple uses with power and lighting.





COUNCIL TAX MHDC

We understand the council tax band presently to be : C

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.

Floor Plan

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.

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

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.

Parking

Parking for the property is via the driveway to the front.

Broadband

We understand currently Fibre to the cabinet broadband is available at this property.

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

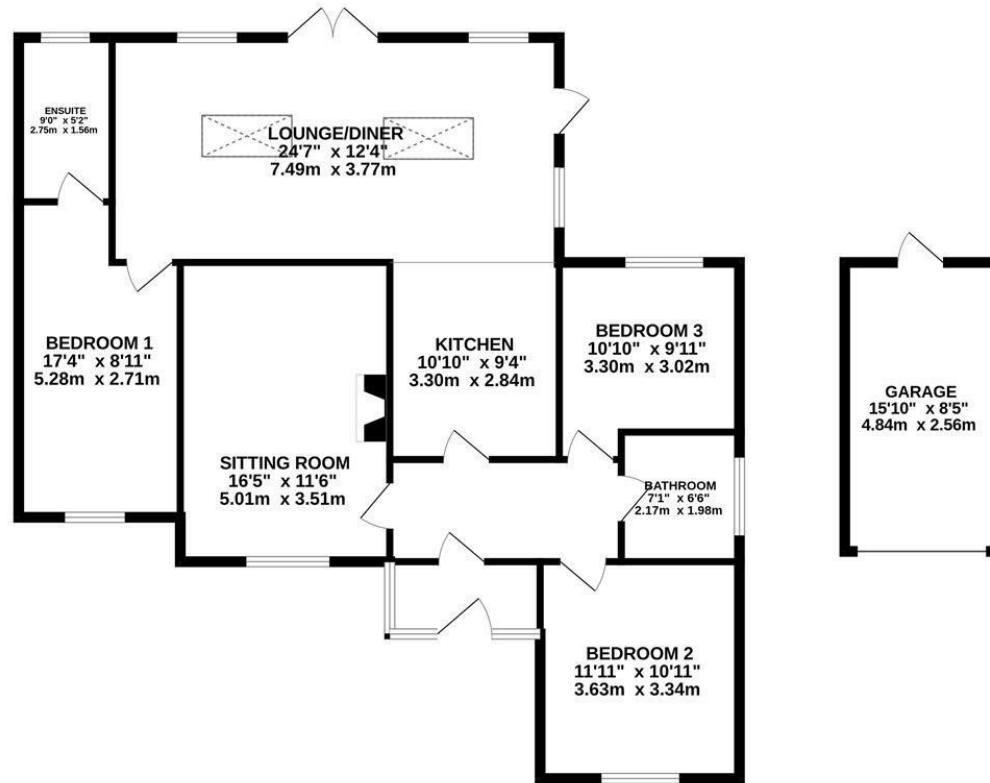
<https://www.openreach.com/fibre-checker>

Mobile Coverage

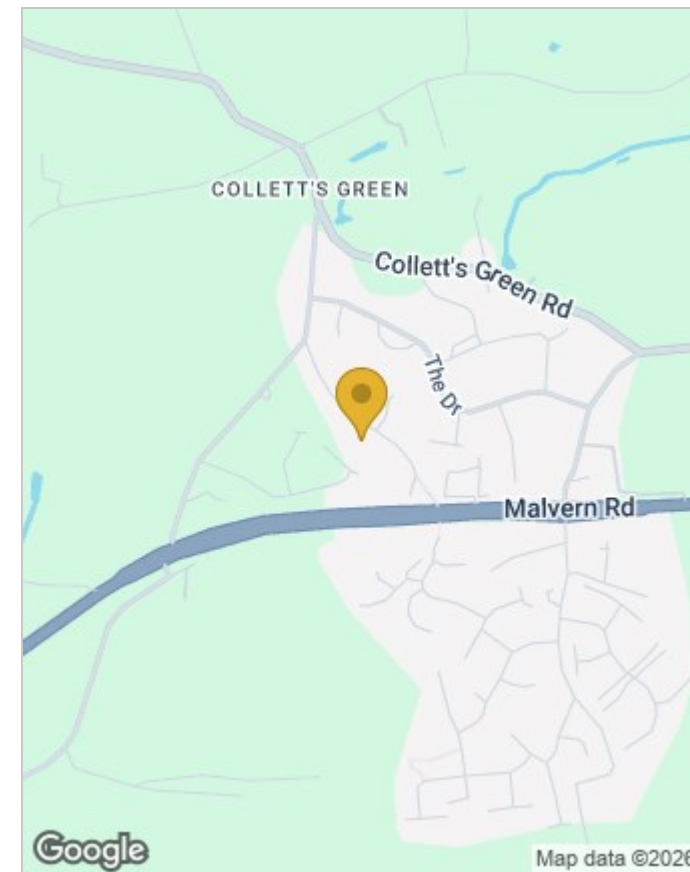
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

GROUND 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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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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

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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