



27 Wedderburn Road, Malvern, WR14 2DF  
Offers Over £350,000





Philip Laney & Jolly Malvern, Worcestershire welcome to the market 27 Wedderburn Road. Located in the charming town of Malvern, this modern link-detached house presents an excellent opportunity for families seeking a new home. With three well-proportioned bedrooms and a spacious reception room, the property provides ample space for comfortable living.

One of the standout features of this property is its versatility. The converted garage, currently serving as a home office, offers a perfect solution for those working from home or in need of additional living space. Furthermore, there is potential for further expansion, either by utilising the existing outhouse storage and WC or by pursuing a building extension, subject to the necessary planning permissions.

The location is particularly appealing, situated within easy reach of the diverse shops and amenities of Barnards Green, as well as Great Malvern station, which provides convenient access to Worcester, Birmingham, and London. This makes it an ideal choice for commuters and those who enjoy the vibrancy of urban life while still appreciating the tranquillity of a suburban setting.

Outside, the property boasts an enclosed rear garden, complete with a delightful apple tree, perfect for family gatherings or quiet afternoons in the sun. Additionally, there is ample off-road parking available at the front, ensuring convenience for residents and guests alike.

Offered for sale with no onward chain, this property is ready for its new owners to move in and make it their own. This home truly represents a wonderful opportunity to enjoy the best of Malvern living.

EPC: D Council Tax Band: D Tenure: Freehold

**GROUND FLOOR**

UPVC double glazed door with glazed side panel into:

**ENTRANCE HALLWAY**

Under stairs storage cupboard. Radiator. Doors to living room and kitchen diner. Stairs rising to first floor landing.

**SITTING ROOM**

17'9" x 10'10" (5.4 x 3.3)  
UPVC double glazed window to front aspect. Feature inset wood burner with hearth and painted wooden surround. Ceiling light point and wall light points. TV point and radiator.

**KITCHEN DINER**

17'9" x 10'10" (5.4 x 3.3)  
UPVC double glazed window and French doors leading to the rear garden. Kitchen fitted with a range of wall and base units with work surface and tiled splash back. One and a half bowl sink unit with mixer tap. Integrated electric double oven, 4 burner gas hob with extractor hood over. Space and plumbing for dishwasher and space for fridge freezer. An island provides additional storage and worktop space.

**SIDE LOBBY**

Part-glazed UPVC door from the kitchen with door leading to the rear garden, utility and into:

**WC**

Obscure UPVC double glazed window to the rear aspect. Low level WC and corner hand wash basin.

**UTILITY AREA**

Space for washing machine. Light and power.

**HOME OFFICE**

17'5" x 7'10" (5.3 x 2.4)  
UPVC double glazed window to front aspect. Built-in storage cupboards. Light and power. Converted garage now offering a versatile space for use as a home office or additional bedroom/playroom.

**FIRST FLOOR LANDING**

UPVC double glazed window to side aspect. Radiator and loft hatch. Doors to bedrooms and bathroom.







#### MASTER BEDROOM

17'9" x 11'6" (5.4 x 3.5)

UPVC double glazed window to front aspect. Built-in double wardrobe. Radiator.

#### BEDROOM 2

10'10" x 8'10" (3.3 x 2.7)

UPVC double glazed window to front aspect. Radiator.

#### BEDROOM 3

10'10" x 8'6" (3.3 x 2.6)

UPVC double glazed window to rear aspect. Radiator.

#### BATHROOM

Obscure double glazed UPVC window to side aspect. Bathroom fitted with a white suite comprising of: panelled bath with glazed shower screen and 'Mira' electric shower over, pedestal hand wash basin and low level WC. Tiled walls and flooring. Mirror fronted cabinet. Shaver point and light. Radiator.

#### OUTSIDE - FRONT

There is ample off road to the front with a path with raised borders, planted with a variety of shrubs, leading to the front door. Gated side access leads to the rear garden.

#### OUTSIDE - REAR

The rear garden is mainly laid to lawn with a feature Apple tree in the centre of the garden. A raised timber deck with steps lead down into the garden and a paved patio area provides space for alfresco dining. The borders are planted with a variety of established shrubs and the garden is enclosed by timber fence panels.

#### TENURE

We understand (subject to legal verification) that the property is freehold. Council Tax Band: D

#### 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 free from defects or in working order.

#### FLOORPLAN

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

#### VIEWINGS

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

#### 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).

#### Broadband

We understand currently Full Fibre 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>

#### 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.

#### 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.

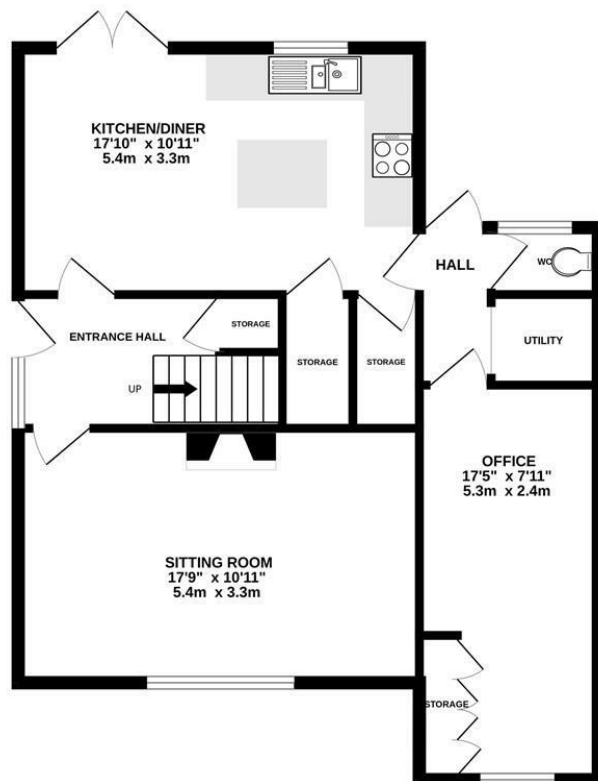
#### Property to sell?

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.

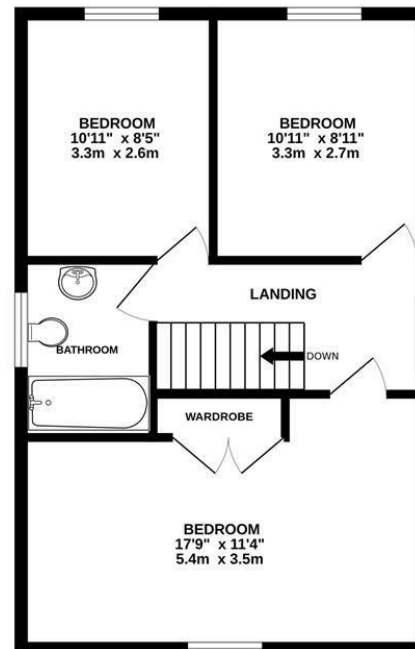
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

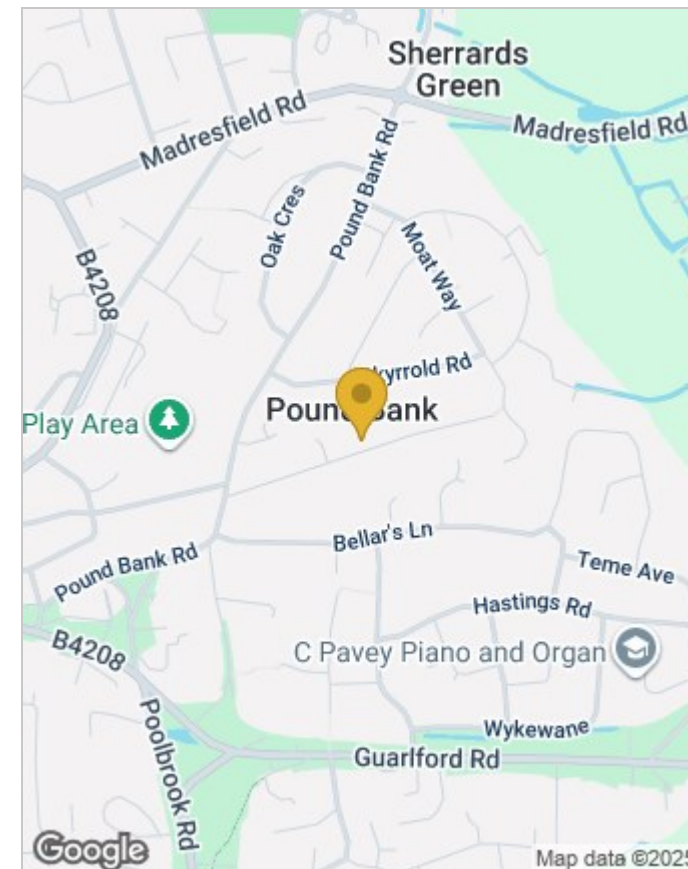


1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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