



2 Merryfields, Welland
Malvern

Guide Price **£550,000**

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2 Merryfields

Welland, Malvern

- Attractive detached family home in a sought-after village setting
- Approximately 1,901 sq ft of internal accommodation
- Four bedrooms including a ground floor bedroom option
- Spacious kitchen / breakfast room ideal for family living
- Separate utility room
- Bright and comfortable reception room
- Detached garage and ample driveway parking
- Generous rear garden with patio terrace
- A substantial lower ground floor level, currently arranged as a fully functional home office complete with its own shower room.
- Located at the foot of the Malvern Hills in the desirable village of Welland



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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The property is approached via a spacious driveway providing ample off-road parking and access to the detached garage, while mature planting and neatly maintained borders create an inviting first impression.

Stepping inside, the home offers well-balanced and flexible living accommodation ideally suited to modern family life. The welcoming reception room provides a comfortable and bright living space, enjoying pleasant views across the front of the property and offering a relaxing setting for everyday living.

To the rear of the home, the impressive kitchen and breakfast room forms the true heart of the property. Generously proportioned and thoughtfully arranged, this space provides ample room for dining and family gatherings while benefiting from views across the rear garden. Adjoining the kitchen is a practical utility room, offering additional storage and laundry space.

A notable feature of the ground floor layout is the ground floor bedroom, which provides excellent flexibility and could equally serve as a guest suite, study, or additional reception room. This room is complemented by a nearby bathroom, creating an ideal arrangement for multi-generational living or visiting guests.

Upstairs, the accommodation continues with three well-sized bedrooms, including a spacious principal bedroom and a second bedroom with attractive bay window detailing that allows natural light to flood the room. These bedrooms are served by a well-appointed family bathroom.





Merryfields, Malvern, WR13

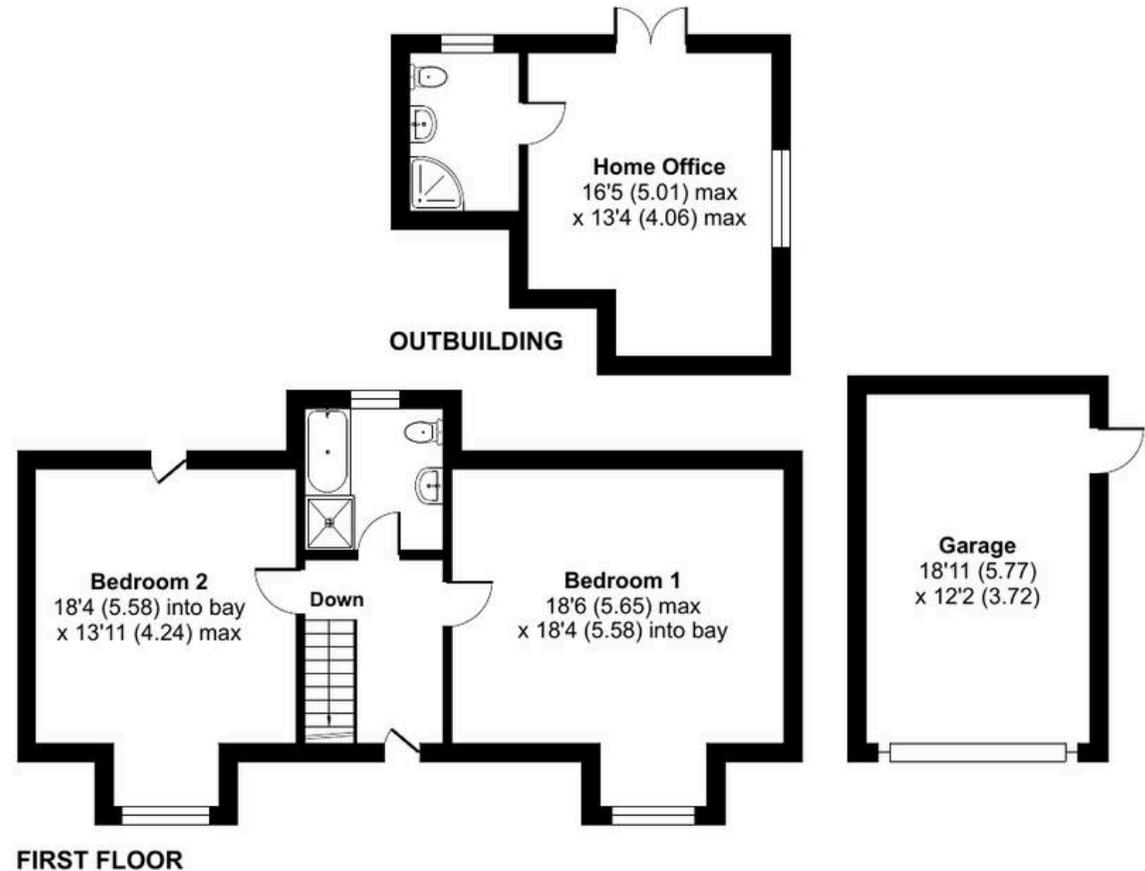
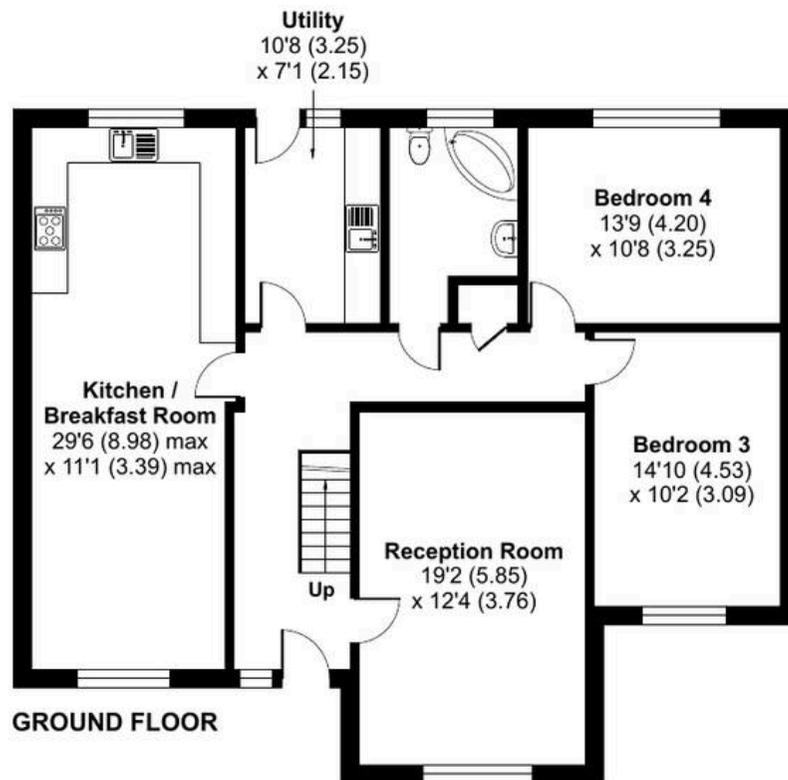
Approximate Area = 1901 sq ft / 176.6 sq m

Garage = 231 sq ft / 21.4 sq m

Outbuilding = 257 sq ft / 23.9 sq m

Total = 2389 sq ft / 221.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1421756



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