



7 Penshurst Road  
Bromsgrove | Worcestershire | B60 2SL

FINE & COUNTRY



# 7 PENSHURST ROAD

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A spacious and beautifully presented five-bedroom detached home, 7 Penshurst Road sits between the sought-after villages of Finstall and Aston Fields, Bromsgrove. Offering generous off-road parking, an open-plan kitchen/living/dining area with walk-in pantry, and a converted double garage now serving as an impressive entertainment and hobby room, this versatile property is ideal for modern family living in a residential setting with easy access to local amenities.







**Ground Floor:** Entering through the front door, you are welcomed into the reception hallway with a cloakroom and guest WC. To the left, a light-filled lounge features a cosy log burner, triple-aspect views, and double-glazed doors leading into a conservatory overlooking and with access to the garden.

To the right, a stylish open-plan kitchen is fitted with Siemens appliances, a walk-in pantry and two dishwashers, with double doors opening onto the patio - ideal for outdoor dining. The kitchen flows into a generous dining and family area, complete with a contemporary log burner and two Velux windows that fill the space with natural light. A door leads to the converted double garage, now a fantastic games room and bar, perfect for entertaining. Beyond this, an additional room is currently used as a hobby space but would make an excellent home office or studio.

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# Seller Insight

“ From the outset, the peaceful and safe location stood out as a major attraction for the current owners. It's a neighbourhood that's particularly favoured by families, thanks to the calm surroundings and sense of community. The house itself offered ample space, much of it extremely flexible, which has proven ideal for evolving family needs.

Among the owners' favourite aspects of living here are the cosy winter evenings spent in the lounge, with the log burner lit and candles casting a warm glow. In contrast, summer evenings are best enjoyed outside on the patio, which was thoughtfully repositioned a few years after moving in to capture the last of the evening sun – now a favourite spot to relax at the end of the day.

What makes this home particularly inviting is its sociable design. The open-plan kitchen and dining space is perfect for entertaining, while the converted garage has become a much-loved games room, ideal for hosting friends with late-night games of pool and cocktails. Over the past nine years, every room in the house has been renovated. This includes all three bathrooms and the kitchen, with the most recent work focusing on the family bathroom and the Jack and Jill bathroom on the upper floors.

The upgrades extend beyond the obvious. For example, the original interior doors were replaced with solid oak, adding a sense of quality and warmth throughout the house. Radiators were also updated to more stylish and efficient models, improving both the functionality and aesthetic of each room.

In terms of daily living, the location has been ideal for the family. The house is just a 15-minute walk – or a short five-minute drive – to Bromsgrove Station and is close to three major motorway junctions, making commuting easy. It's also an effortless walk or cycle into the town centre using traffic-free paths. For those who enjoy the outdoors, the surrounding countryside is just minutes away and offers excellent opportunities for walking, running, cycling, and dog-walking.

The house has been a wonderful venue for entertaining and celebrating, with countless family birthdays hosted here, including milestone 40th and 70th events. It's also served as the perfect setting for family Christmases. Guests always feel welcome and comfortable, particularly with the top floor acting as a dedicated guest suite, offering privacy and space.

The neighbourhood has a strong sense of community and is a truly safe place to live. Because the roads are so quiet, children still play outside, much like in years gone by. Families will also appreciate the convenience of local schools, including Aston Fields Middle School, which is less than a 10-minute walk away along traffic-free streets.

In terms of local amenities, everything you need is close at hand. Within a 15-minute walk are two excellent pubs – The Cross at Finstall and The Ladybird at Aston Fields – along with a pizzeria, several cafes, restaurants, and bars. Local sports are also well catered for, with cricket, tennis, hockey, and rugby clubs all nearby. The rugby club, in particular, hosts a variety of community events throughout the year, including food festivals, real ale celebrations, and live music.

Looking ahead, the owners offer a few pieces of advice to help future homeowners make the most of this wonderful place. Stock up on firewood in the autumn to enjoy the warmth and ambience of the log burners in winter. Take full advantage of the local cycle routes, especially in the warmer months. And finally, gather your friends and family for a housewarming party in the games room – this house was made for entertaining and creating memories.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**First Floor:** The first floor is configured of three bedrooms and a family bathroom. A light-filled landing offers a quiet reading nook with space for a chair and a window overlooking the front. The spacious principal suite features fitted wardrobes and an ensuite shower room.

**Second Floor:** The second floor offers two further bedrooms, ideal for guests or older children, which share a well-designed Jack and Jill bathroom. Conveniently integrated into this space is a washing machine and tumble dryer. There is a storage cupboard and a central landing area between the bedrooms.

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**Outside:** Located in a quiet residential area, 7 Penshurst Road benefits from ample parking to the front, a footpath leading to the front door, and a converted double garage - currently used as a vibrant games room and bar, which could easily be reverted, if desired. Outside, a fenced-in rear patio provides a private spot for relaxing or dining, leading to a manageable lawned garden bordered by a charming wall boundary - ideal for families or those seeking easy outdoor maintenance.

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# LOCATION

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7 Penshurst Road is situated between the villages of Finstall and Aston Fields in the Bromsgrove district of Worcestershire. Aston Fields boasts an array of restaurants and cafés and Finstall boasts a fabulous park.

Bromsgrove town (1.5 miles) has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

Barnt Green has a wide range of local shops, gastro pubs, cricket club and village amenities. Droitwich Spa (4.4 miles) is a historic town within the Wychavon district of northern Worcestershire, on the banks of the River Salwarpe.

The county town and cathedral city of Worcester, lying on the banks of the River Sever (15 miles south west), provides for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 motorway (J5 at Droitwich) provides for ready access to Birmingham and the surrounding industrial and commercial areas, as well as Birmingham International Airport and the M40. London is best accessed by the M40, via the M5/ M42. The M5 south also provides for commuting to Cheltenham and its racecourse, Gloucester and Bristol.

There are direct train lines to London from Birmingham and Worcester, both of which can be accessed from Bromsgrove train station. The Worcestershire Parkway railway station is located 16 miles away and is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College and both The Kings Schools and Royal Grammar School.









### Utilities, Services and Property Information

Tenure – Freehold.

Council Tax Band – F.

Local Authority – Bromsgrove.

EPC – Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Mains.

Heating – Mains gas.

Broadband - FTTP / Ultrafast broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking.

Additional Information – Zappi 7kW electric car charger. Tado smart thermostat. Shared driveway with neighbouring property. Title contains restrictive covenants – please speak with the agent for further information.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

### Website

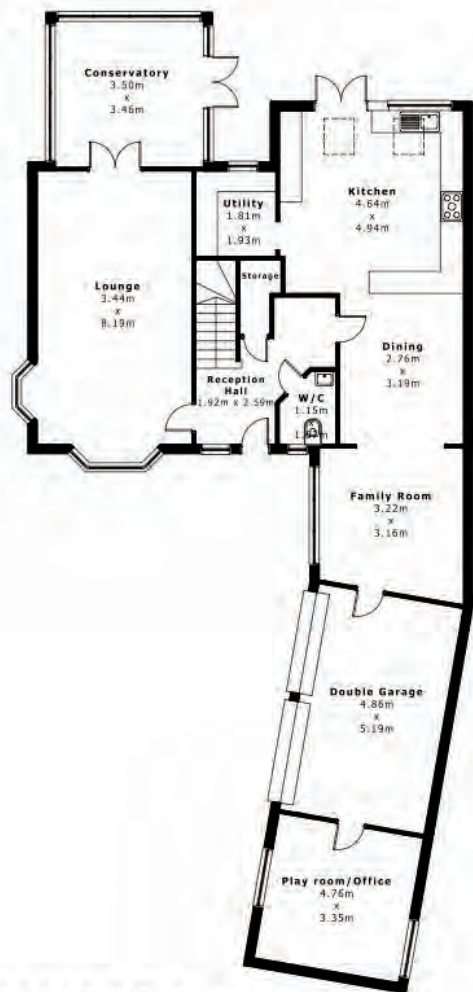
For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

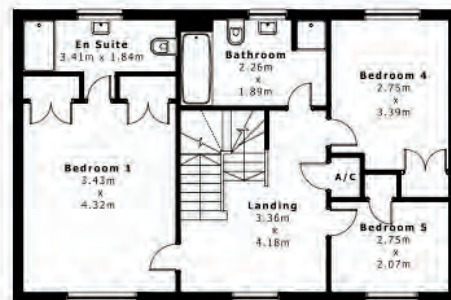
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–1.00 pm



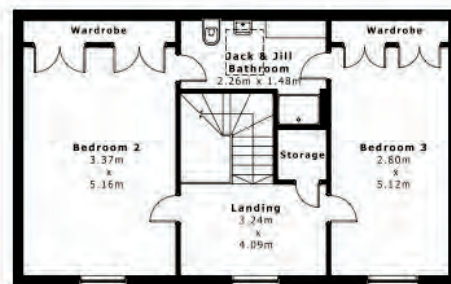




Ground Floor



First Floor



Second Floor

### 7 Penhurst Road - Sales Plan

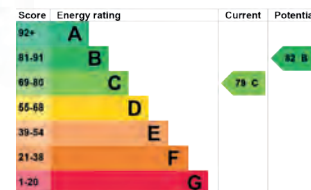
Ground Floor (Inc. Garage): 134m<sup>2</sup> / 1442ft<sup>2</sup>

First Floor: 55m<sup>2</sup> / 532ft<sup>2</sup>

Second Floor: 48m<sup>2</sup> / 516ft<sup>2</sup>

Total Area: 237m<sup>2</sup> / 2390ft<sup>2</sup>

Please note that these are Net Floor Areas. All values are Approximate.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.











HALINA DAY

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07920 857 582  
email: [halina.day@fineandcountry.com](mailto:halina.day@fineandcountry.com)



CATHERINE NEILSON

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07729 801 143  
[catherine.neilson@fineandcountry.com](mailto:catherine.neilson@fineandcountry.com)

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Fine & Country Droitwich Spa, Worcester and Malvern  
Tel: +44 (0)1905 678111  
droitwich@fineandcountry.com  
12 Victoria Square, Droitwich Spa, Worcestershire WR9 8DS

