



46 Willow Close
Bromsgrove, B61 8RE

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

An exceptional family home featuring three bedrooms, expansive living areas and stunning wraparound gardens, ideally situated in the heart of Bromsgrove.

Key features

- Wonderful three bedroom family home
- Delightful location in Bromsgrove
- Spacious reception room
- Formal dining room with dual aspect windows
- Shaker style kitchen
- Practical utility room
- Mature wrap around garden
- Detached garage
- Additional driveway parking

1072 sq ft (99.6 sq m)





This lovely property boasts a spacious reception room with garden access and ample natural light, connecting to a dual aspect dining room with charming garden views. The kitchen features shaker-style units, integrated appliances and ample storage.

A utility room offers additional space for appliances. Completing the ground floor is a convenient cloakroom. Upstairs, the landing leads to the family bathroom and three bedrooms, two of which are double rooms.



Entrance

The property is accessed via a driveway offering ample off road parking to the front. Adjacent to the driveway is a detached garage, with a side gate providing convenient garden access.

Entering through glazed sliding doors, you are welcomed by a porch leading to the main hallway. The hallway provides access to the reception room and cloakroom, as well as seamless access to the living areas downstairs.

The living room

This expansive and welcoming living room, with direct garden access, is ideal for entertaining and relaxation. Patio doors and a large rear window bathe the room in natural light. A stylish balustrade staircase ascends to the first floor and a convenient door provides seamless access to the adjacent dining room.





The dining room

This spacious, dual-aspect dining room boasts charming garden views through bifold doors and a rear window. With ample room for formal dining or as an additional living space, it offers versatility to suit your needs. A convenient door provides access to the side lobby.



The kitchen

The kitchen features shaker style wall and base units with worktops that incorporate a stainless steel sink with a drainer and mixer tap. Integrated appliances include a double oven, hob and extractor hood. Floor to ceiling fitted cupboards along one wall offer ample additional storage space, while a large window overlooks the front of the property, allowing plenty of natural light to illuminate the room.



The utility

Accessed from the kitchen through the side lobby, the utility room includes a front facing window, a sink with a drainer and wall and base units with worktops. There is ample space for appliances such as a washing machine and dryer.

The cloakroom

Completing the ground floor accommodation is a conveniently located cloakroom next to the entrance, which includes a WC, washbasin and an internal window overlooking the porch.





The landing

The landing area provides access to the bedrooms and bathroom. Additionally, there is a built-in cupboard located off the landing area for extra storage.



Bedroom one

This double bedroom is bright and spacious, featuring a window that overlooks the garden and offers a lovely view.



Bedroom two

The second bedroom, also a double, includes a window to the front aspect.



Bedroom three

A single room with a window overlooking the rear garden, the third bedroom is versatile and ideal as a study, children's bedroom or nursery.



The bathroom

Serving the bedrooms, the family bathroom includes a WC, washbasin and a bath with a shower. The walls are tiled and an obscure-glazed window at the rear allows natural light while ensuring privacy.



The garden

The generously sized garden wraps around the property, featuring a spacious lawn and a patio ideal for relaxing. Colourful perennials, shrubs, and a vegetable garden enhance the space, while mature trees offer privacy.

A garden shed provides storage and the garden is securely enclosed with fencing and hedgerows, with access to the front and garage. This garden offers a quality outdoor space for the entire family.

Location

Bromsgrove, a desirable area in Worcestershire, offers a vibrant, well connected community. The town centre features various retail outlets, cafes, restaurants and pubs.

Families benefit from excellent education options, including Bromsgrove School, a leading independent school from nursery to sixth form, and well-regarded state schools like North and South Bromsgrove High Schools.

Transport links are excellent, with easy access to the M5 and M42 motorways and regular train services from Bromsgrove station to Birmingham New Street, making it ideal for commuters.

Birmingham's cultural, shopping and entertainment options are easily accessible, while nearby Redditch offers shopping centres and green spaces. Outdoor enthusiasts can enjoy the Lickey Hills Country Park with its woodland trails and stunning countryside views.

Services

To be confirmed

Council Tax - Band C



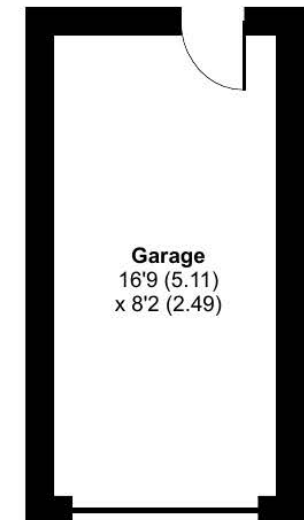
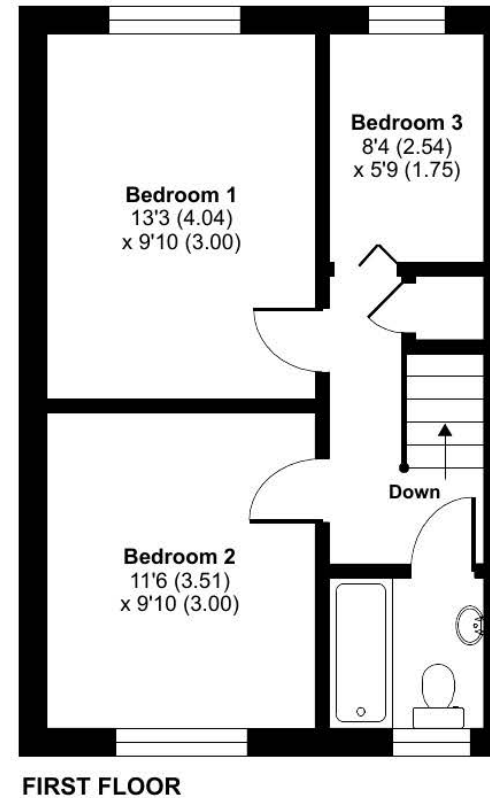
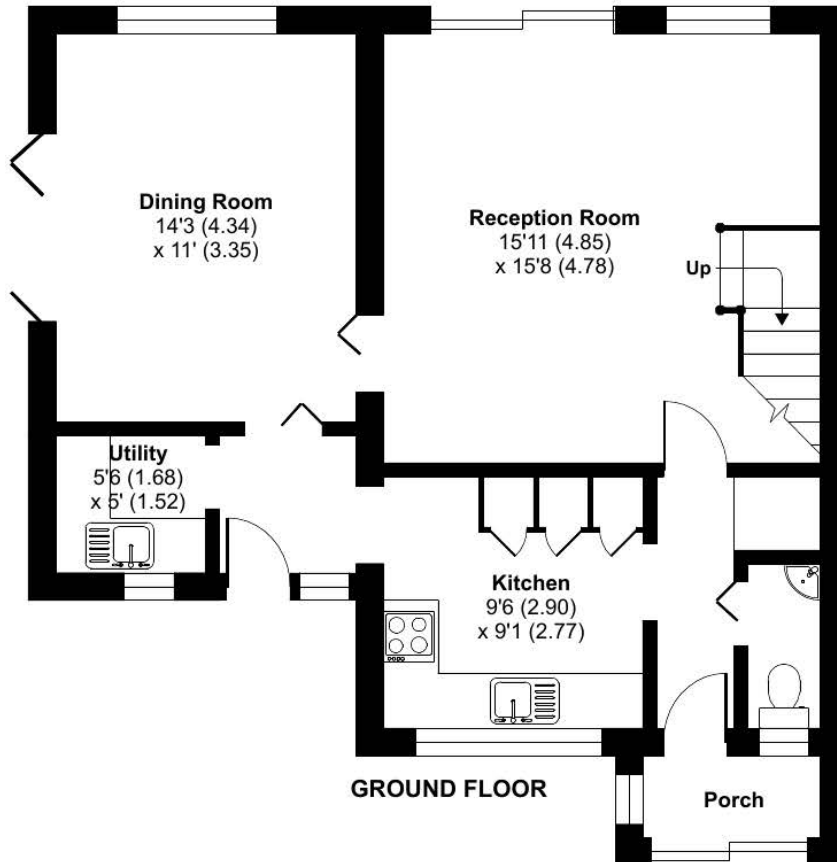
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Approximate Area = 1072 sq ft / 99.6 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1209 sq ft / 112.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1150850

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	24 F	
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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