



11 Hanbury Croft

Hanbury, B60 4BF

Andrew Grant

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5 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious former show home in Hanbury Croft, offering five bedrooms, versatile living areas, a south facing garden and excellent potential for modernisation.

- Well-proportioned detached family home with flexible accommodation over two floors.
- Four double bedrooms plus a study or fifth bedroom.
- South facing rear garden with lawn, patio and privacy.
- Driveway with parking for two cars and an integral garage.
- Popular location close to schools, amenities and transport links.

This detached house in Hanbury Croft presents an excellent opportunity for families seeking a spacious home in a well-connected location. The property features generous accommodation including four double bedrooms, an additional fifth bedroom or study, two bathrooms and a ground floor cloakroom. The layout is designed with family living in mind, offering a large living room, dining room, kitchen and utility. The property has been well cared for and a new boiler has been fitted recently. While the house would benefit from updating, its proportions and layout provide the perfect canvas for modernisation. Outside, there is a south facing rear garden, an integral garage and driveway parking for two cars. This home combines size, location and potential, making it an ideal choice for buyers wishing to put their own stamp on a property.

1525 sq ft (141.6 sq m)





The kitchen

The kitchen is fitted with a range of wall and base units, tiled splashbacks and ample work surfaces. It has a window overlooking the rear garden and space for a breakfast table. A utility accessible from both the kitchen and the garage provides additional storage and space for appliances, with a door leading directly to the garden. Together, these rooms offer practical everyday convenience and scope for redesign.







The dining room

The dining room is well-proportioned with space for a full dining table and furniture. Large sliding doors draw in natural light and provides a pleasant aspect. Positioned between the kitchen and living room, it is ideal for family meals and entertaining. There is further potential to reconfigure this space with the kitchen to create an open plan arrangement.



The living room

The spacious living room is perfect for relaxing or entertaining. A window at the front provides excellent natural light throughout the day. A central feature fireplace creates a natural focal point for the room. The generous proportions make this a versatile reception space that works equally well for family living or hosting guests. A cloakroom is conveniently located across the hallway alongside an understairs storage cupboard.





The primary bedroom

The primary bedroom is a generously sized double with a rear aspect. Built-in wardrobes provide storage and the room has access to its own en suite shower room.





The primary en suite

The en suite features a shower cubicle, wash hand basin and WC. The space is functional as it stands and offers scope for upgrading to suit modern tastes.



The second bedroom

The second bedroom is another large double room with a front aspect. It is well-proportioned and includes built-in wardrobe space.





The third and fourth bedrooms

The third bedroom is a comfortable double overlooking the rear garden. It is a well-shaped room, ideal as a further family or guest bedroom. A built-in wardrobe provides added convenience. The fourth bedroom is a further double, positioned at the front of the house. Its dimensions provide flexibility for a variety of uses.





The fifth bedroom/study

The fifth bedroom is a versatile room which would serve well as a study, nursery or child's bedroom. Its location off the landing provides easy access to the rest of the accommodation.



The bathroom

The family bathroom is fitted with a bath, WC and wash hand basin. The room is finished with part tiling and has a window allowing natural light.



The garden

The rear garden is south facing and laid mainly to lawn, with a patio area for seating. Enclosed with brick walls and fencing, it offers both privacy and security. A shed provides a useful storage solution and a side gate leads to the front of the property.





The driveway and parking

The property includes a driveway with space for multiple vehicles, together with an integral single garage providing further parking or storage and access to the utility room.

Location

Hanbury Croft is a popular residential development situated on the outskirts of Bromsgrove. The town offers an excellent range of amenities including supermarkets, independent shops, cafés and restaurants. Families are well served by local schools, with both primary and secondary options nearby, as well as sixth form and further education at North Bromsgrove and South Bromsgrove High Schools.

For leisure, Bromsgrove provides parks, leisure centres and countryside walks. The area is well placed for access to the Worcestershire countryside, while also being convenient for commuting. Transport links are excellent, with Bromsgrove railway station offering services to Birmingham, Worcester and beyond. The M5 and M42 motorways are both within easy reach, providing fast road connections to the wider region.

Hanbury Croft itself is a sought-after location, combining a peaceful residential setting with proximity to everything Bromsgrove has to offer.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band F



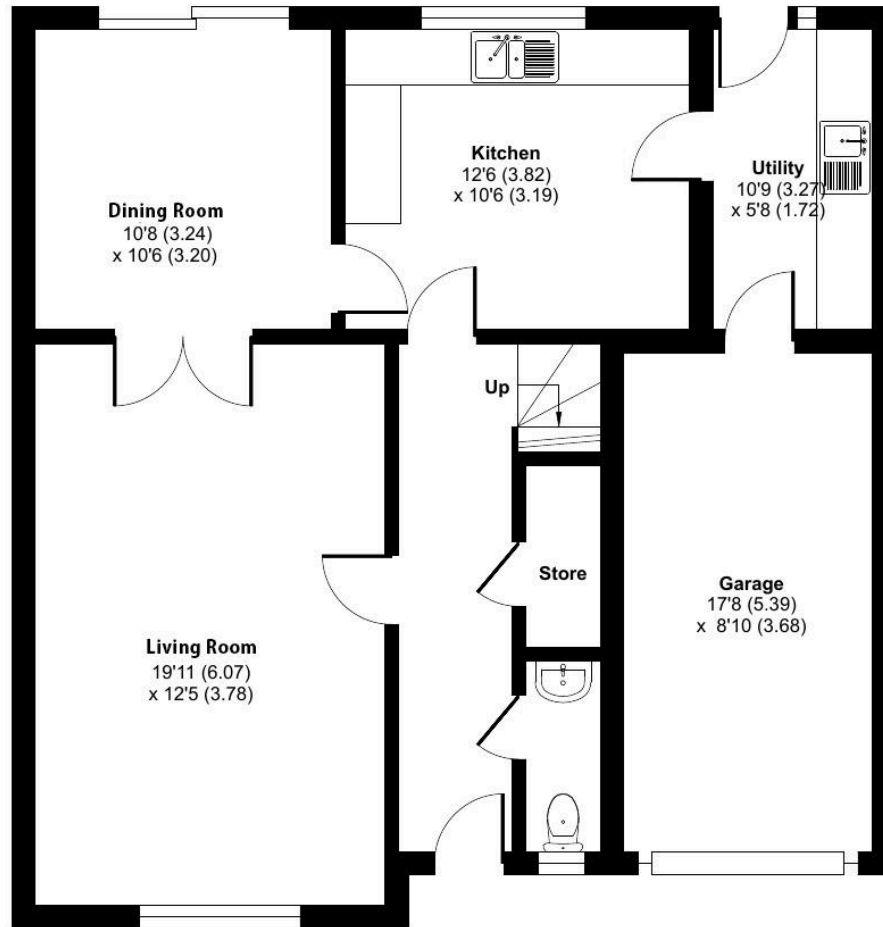
Hanbury Croft, Hanbury, Bromsgrove, B60

Approximate Area = 1525 sq ft / 141.6 sq m

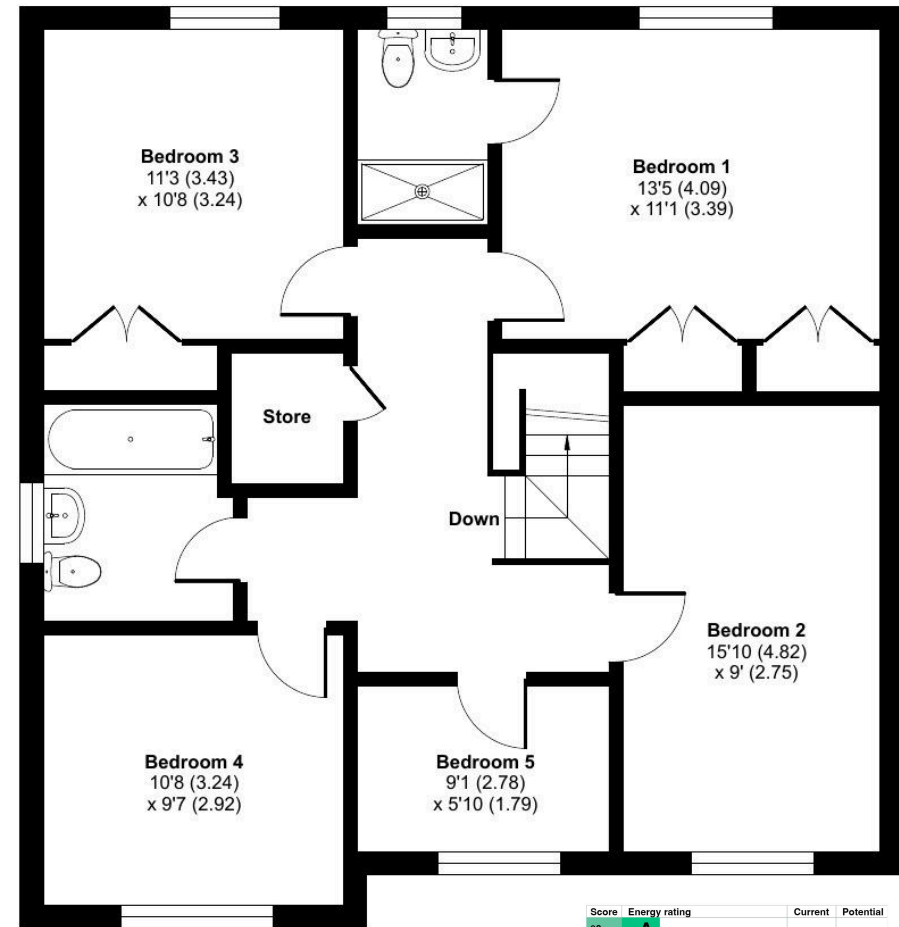
Garage = 220 sq ft / 20.4 sq m

Total = 1745 sq ft / 162 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Andrew Grant. REF: 1343498



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com