



Willowmead

Bromsgrove, B61 8PW

Andrew Grant

Willowmead

20 Willow Road, Bromsgrove, B61 8PW

4 Bedrooms 2 Bathrooms 3 Reception Rooms

A remarkable Grade II listed home in the heart of Bromsgrove, combining three centuries of heritage with carefully considered modern updates, extensive gardens and a large workshop.

- Beautifully preserved Grade II listed home with four double bedrooms across three floors.
- Thoughtfully updated interiors including a superb garden room and modern kitchen.
- Generous landscaped gardens with patios, lawns, vegetable beds and a substantial workshop.
- Gravelled driveway with ample parking and plentiful outside storage.
- Excellent central location close to Bromsgrove town centre, schooling and transport links.

Willowmead is a remarkable Grade II listed home with origins reaching back almost three centuries. Set in the heart of Bromsgrove, it has been sensitively restored and updated to combine character with modern convenience. Arranged across three floors, the ground level includes a welcoming hallway, sitting room, dining room, kitchen, utility and a bright garden room opening onto landscaped gardens. The first floor offers two double bedrooms, including a dual-aspect main suite with en suite, plus the family bathroom. The top floor provides two further doubles, ideal for family, guests or home working. Outside, the gardens are attractively landscaped with lawns, seating areas and a large detached workshop. A gravelled driveway with ample parking completes this distinctive and historic home.

2189 sq ft (203.4 sq m)





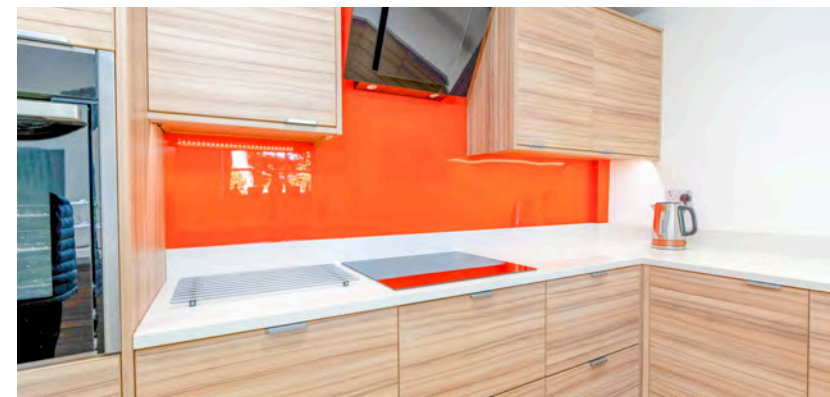
The approach

The property is accessed through a private gated entrance framed by mature hedging. A gravelled pathway winds through tended lawns and planting to the red-brick façade. The classical doorway and fanlight provide a fitting introduction. Surrounded by trees and hedges, the setting feels private yet welcoming, offering space for visitors before entering this Grade II listed home.



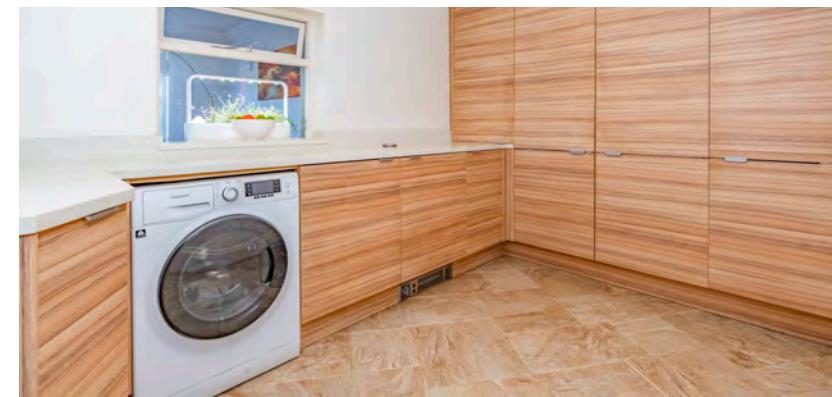
The kitchen and utility

The kitchen has been carefully designed to provide a modern, highly practical space that works perfectly within the historic setting. Fitted cabinetry offers excellent storage, complemented by high-quality integrated appliances and expansive work surfaces. The clean lines and thoughtful layout make this an ideal setting for cooking and everyday family life. A utility room sits conveniently adjacent, offering additional storage and space for laundry appliances.





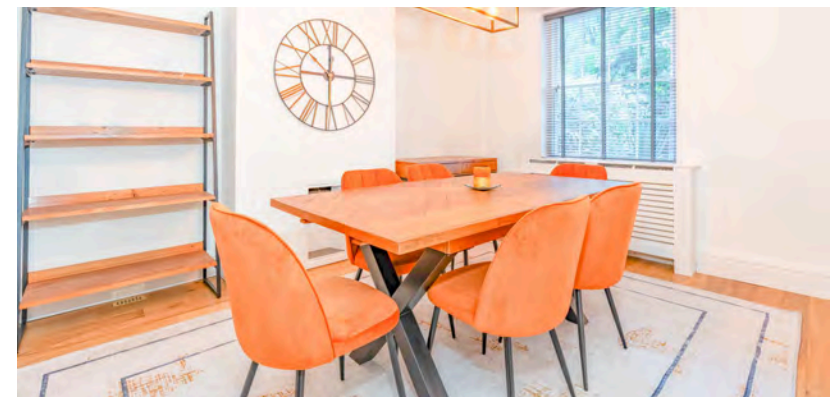
This arrangement ensures that the kitchen remains uncluttered and efficient, while also providing a direct link to the garden room beyond. Together, the kitchen and utility create a hub that is as functional as it is well-positioned within the flow of the house, making them a strong feature of the overall accommodation.





The dining room

Positioned at the front of the house, the dining room offers generous proportions for both family meals and formal occasions. Its outlook over the front garden adds light and character. Conveniently placed between the hallway and kitchen, it remains practical for entertaining while retaining privacy. The balance of charm and usability makes it a versatile reception space.





The sitting room

The sitting room provides a welcoming reception space centred on a traditional fireplace with woodburning stove. Overlooking the front garden, it is generously proportioned and perfectly suited for relaxation or entertaining. Its character balances historic charm with modern comfort, while its position off the hallway ensures practical flow. A warm and inviting room, it complements the home beautifully.





The garden room

The garden room is a standout feature, filled with natural light from a roof lantern and windows. French doors connect directly to the rear terrace, creating a strong link to the garden. Spacious and versatile, it suits family life, reading or entertaining. Positioned at the rear, it provides a modern counterpart to the traditional reception rooms, enhancing balance.





The hallway and cloakroom

The hallway provides an inviting introduction to the home with direct access to the main reception rooms and staircase rising to the upper floor. Conveniently located just off the kitchen, the cloakroom includes a WC and wash basin, adding practicality for everyday use and ensuring comfort for both residents and visitors.





The primary bedroom

The primary bedroom is an outstanding feature, spanning the full depth of the house with dual-aspect views across the gardens and front approach. Its generous proportions create an airy and restful feel, with ample scope for storage while retaining a sense of calm. Positioned on the first floor, it forms a private retreat within the accommodation.



The room's outlook brings in natural light throughout the day, enhancing the sense of openness. Its scale makes it highly versatile, offering space for both rest and quiet moments of relaxation. The en suite, complete with shower, wash basin and WC, provides a convenient addition, enhancing comfort and privacy within this elegant room.



The second bedroom

Situated at the front of the house, the second bedroom is a spacious double offering flexibility. With well-proportioned dimensions and an attractive outlook, it is ideal as a guest or further family bedroom. Positioned close to the family bathroom, it combines practicality and comfort, contributing to the balanced layout of the first-floor accommodation.



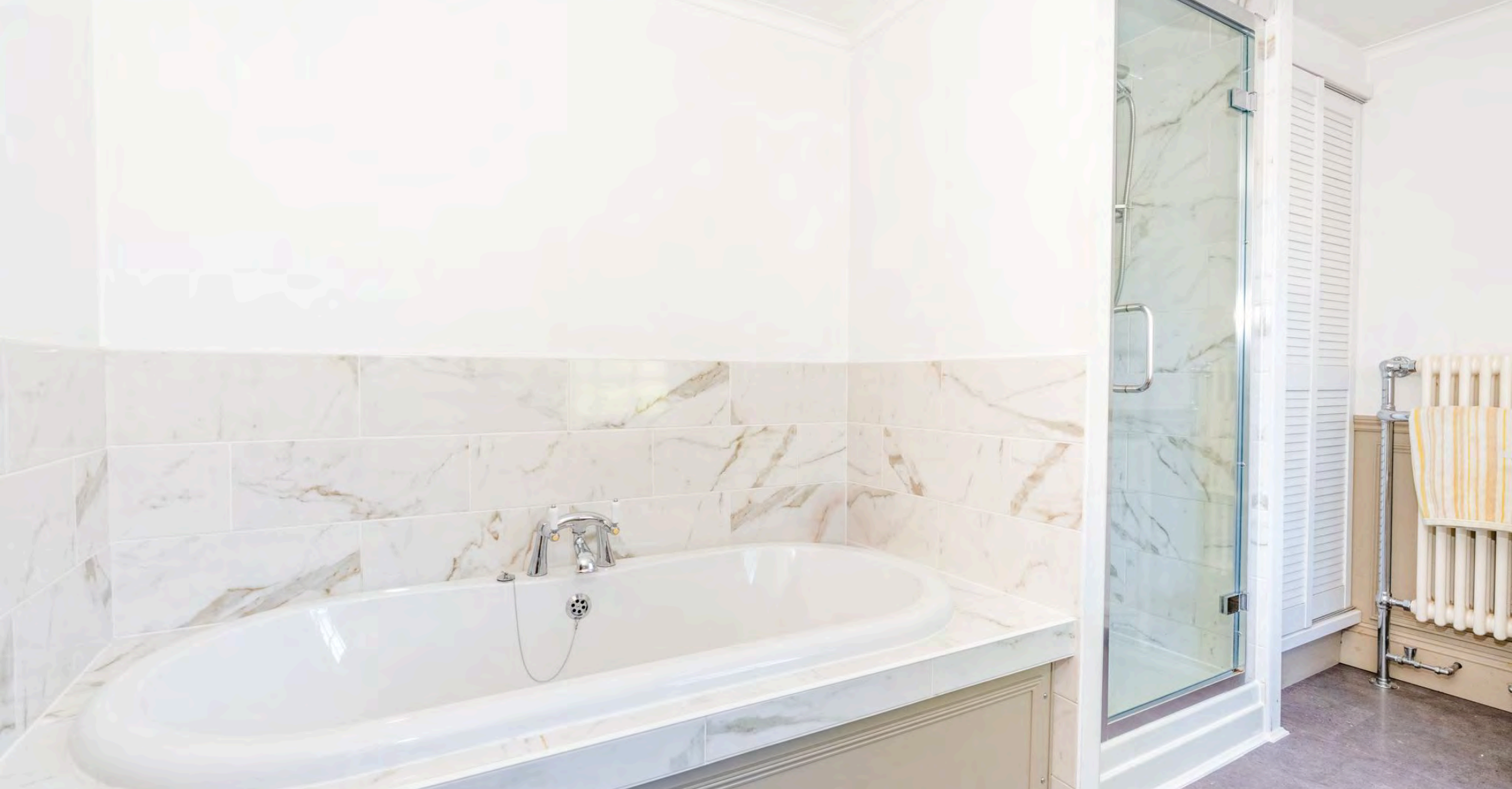
The third bedroom

Located on the top floor, the third bedroom is a generous double offering both comfort and flexibility. Its elevated position provides privacy and a pleasing outlook. Pairing effectively with the fourth bedroom, it creates a practical arrangement. This floor offers separation and versatility, enhancing the overall accommodation.



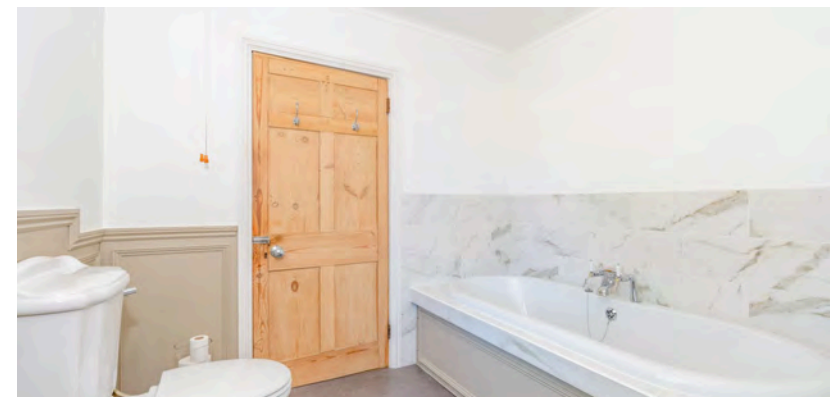
The fourth bedroom

The fourth bedroom, also on the top floor, provides another well-proportioned double. Adaptable for children, guests or hobbies, the outlook contributes to its calm atmosphere, while its position ensures flexibility for larger households. Together, these rooms create a versatile upper floor that complements the home's balance.



The family bathroom

The family bathroom sits on the first floor, equipped with bath, shower cubicle and wash basin. Well-proportioned, it offers a practical and comfortable environment for everyday use. Conveniently placed for the second bedroom and accessible to the primary suite, it serves the household effectively. Designed with function in mind, it enhances the thoughtful balance between heritage and modern living.





The rear garden

The rear garden is an exceptional feature, designed to provide both beauty and practicality. Immediately outside the house lies a broad terrace, perfect for outdoor dining and entertaining. From here, pathways lead through lawns, raised beds and thoughtfully planned borders, creating a layout that is attractive yet easy to maintain.



Mature trees provide shade and character, while dedicated areas for planting and vegetables offer rewarding opportunities for those who enjoy gardening. Towards the far end stands a substantial brick-built workshop, adding excellent versatility for storage or hobbies. The garden is enclosed, providing a sense of privacy and seclusion, and despite its central Bromsgrove location it feels calm and tucked away, offering a superb balance of relaxation, functionality and charm.





The driveway and parking

Willowmead benefits from excellent parking, rare in central Bromsgrove. A gravelled private driveway leads to parking for several vehicles. This arrangement provides convenience and peace of mind. Complemented by a substantial detached workshop and additional outbuildings, the external areas combine practicality and versatility, supporting both family life and hobbies.

Location

Willowmead occupies a highly convenient position in the very heart of Bromsgrove, providing excellent access to the town centre while still enjoying a sense of privacy. Bromsgrove itself offers a wide range of amenities, including independent shops, supermarkets, cafés and restaurants, as well as medical facilities and leisure opportunities. The property is within comfortable walking distance of these services, making day-to-day living particularly straightforward.

Education is a notable strength of the area, with Bromsgrove School situated nearby. This independent school enjoys a national reputation for academic excellence and offers education from nursery through to sixth form. In addition, there are several well-regarded state schools in the vicinity, ensuring that families are well catered for.

Transport connections are another key advantage of this location. Bromsgrove railway station is within easy reach, offering direct services to Birmingham, Worcester and beyond. The proximity of the M5 and M42 motorways ensures that regional and national travel is straightforward, with Birmingham city centre and Birmingham International Airport both accessible within a relatively short drive.

Recreational opportunities are also plentiful. The surrounding Worcestershire countryside provides beautiful walking routes and outdoor activities, while nearby parks and green spaces contribute to the area's appeal. Residents can enjoy both the convenience of urban living and the benefits of easy access to nature.

Altogether, Willowmead offers a rare balance: a historic property situated in a central location, yet one that still provides privacy, space and an excellent lifestyle. Its position ensures that owners can enjoy the best of Bromsgrove and the surrounding area, with superb amenities, education and transport links all close at hand.

Services

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

Council Tax

The Council Tax for this property is Band E.

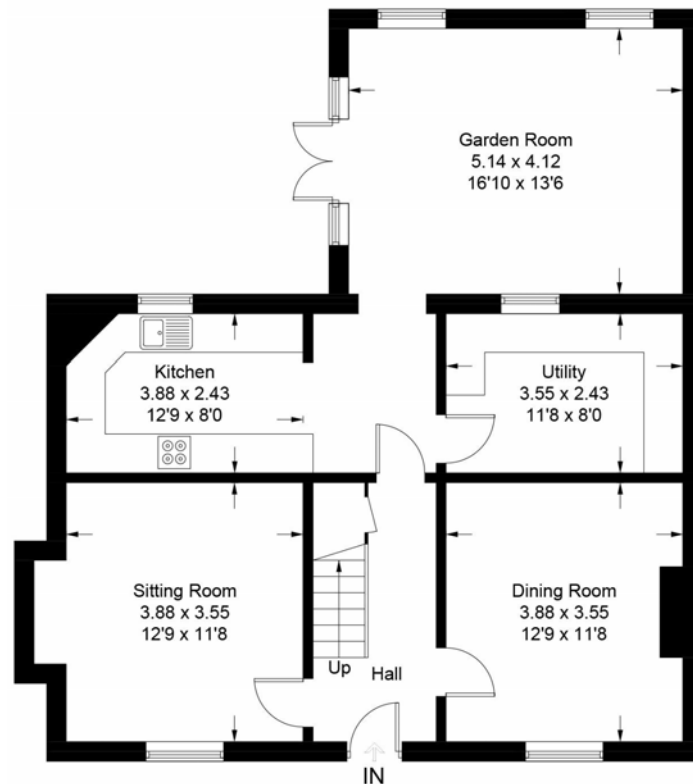


Willowmead, Bromsgrove

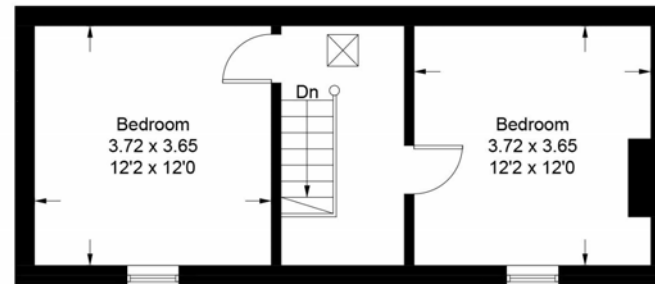
Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft

Outbuilding = 19.1 sq m / 205 sq ft

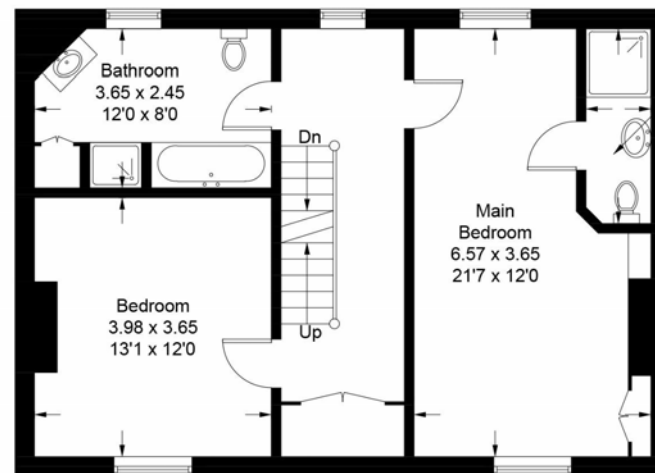
Total = 203.4 sq m / 2189 sq ft



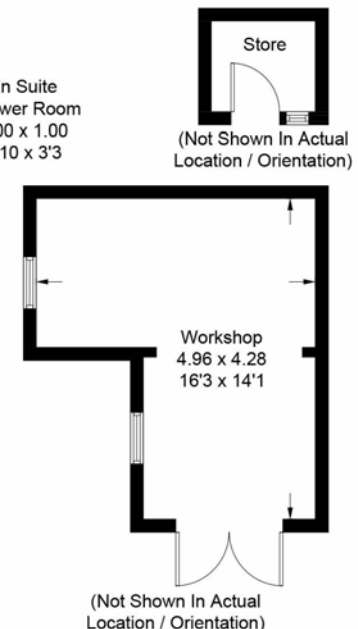
Ground Floor



Second Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com