



48 Dodford Road, Bournheath, Bromsgrove, Worcestershire, B61 9JR

**BERRIMAN**  
**EATON**

## Four bedroom detached character cottage style property with stylish contemporary interiors in the heart of this much sought after village

Price Guide  
£675,000

### LOCATION

A traditional farming hamlet Bournheath has developed to become a sought after residential area with three popular public houses and a village hall.

Bournheath is a highly regarded rural hamlet just 2 miles north of Bromsgrove Centre. Traditionally a farming hamlet, Bournheath has developed to become a sought after residential area with three popular public houses and a village hall.

And is now is a much sought after destination for those wishing to combine a delightful rural setting with surrounding country lanes, public footpaths and bridleways together with easy access to the motorway network for the commuter with the M5 being 3 miles away and the M42 which leads to the M40 and the principle route to London just 2.5 miles away.

An excellent rail service operates at the newly improved Bromsgrove Railway Station with excellent onward connections to London Euston.

Education is well provided for and schooling for children of all ages is close by including the renowned Bromsgrove Public School, Winterfold House School and Royal Grammar School and The King's School in Worcester City Centre.

Bromsgrove 2.5 miles, Worcester 20 miles, Birmingham City Centre 15 miles, M5 (J4) 20 miles, M42 (J1) 2.7 miles (all mileages are approximate).





## DESCRIPTION

This charming family home built in 2011 and has been cleverly designed to give the feel of a character property with a contemporary interior and finish. Designed for the modern lifestyle it features a light and open living space , he current owners added a wonderful orangery in 2018 which has enhanced the downstairs accommodation and makes a superb connection to the outside with bi-fold doors. All of this combined with a lovely village location and open fields to the back makes this a perfect home for those wishing to combine the

rural life with convenient and easy access to the motorway networks.

## ACCOMMODATION

The property is set back behind a gravelled driveway offering off road parking for three cars. The entrance opens into the reception hall with wood effect flooring which was refitted in 2022 and continues throughout the ground floor. There is a useful storage cupboard and door into the laundry room and guest cloakroom.

To the rear of the house there is a wonderful open plan yet delineated space in which to relax and entertain. A classic log burner nestles within the fireplace of the sitting area lending a welcoming focal point and a breakfast bar with overhang for stools offers a space for more casual dining and links the dining area to the kitchen, which is beautifully appointed with a range of high gloss black cabinets and contrasting worktops , there is a built in Lamona 4 ring gas hob and oven and lamona dishwasher with a striking black sink and drainer.



The addition of the orangery in 2018 offers a light and separate area to relax with a lantern ceiling and bi-fold doors it connects to the outside and combined with the living space creates a large and social area for day to day family living.

Upstairs there are four good sized bedrooms, the master has en suite facility with a contemporary double shower cubicle. The family bathroom has a P shaped bath and another shower cubicle.

### OUTSIDE

The gardens were landscaped in 2021 and back onto open fields. There is a gravelled and decked patio immediately adjacent to the house with steps leading to the remainder of the garden which is laid to lawn. There is outside power and two sheds which are included in the sale. Side access returns to the front of the property.

The single garage has both power and light.

Find and navigate to the exact location of this property by searching its 3 word address [///crisis.oldest.sport](http://crisis.oldest.sport)

### SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND Bromsgrove

POSSESSION Vacant possession will be given on completion.

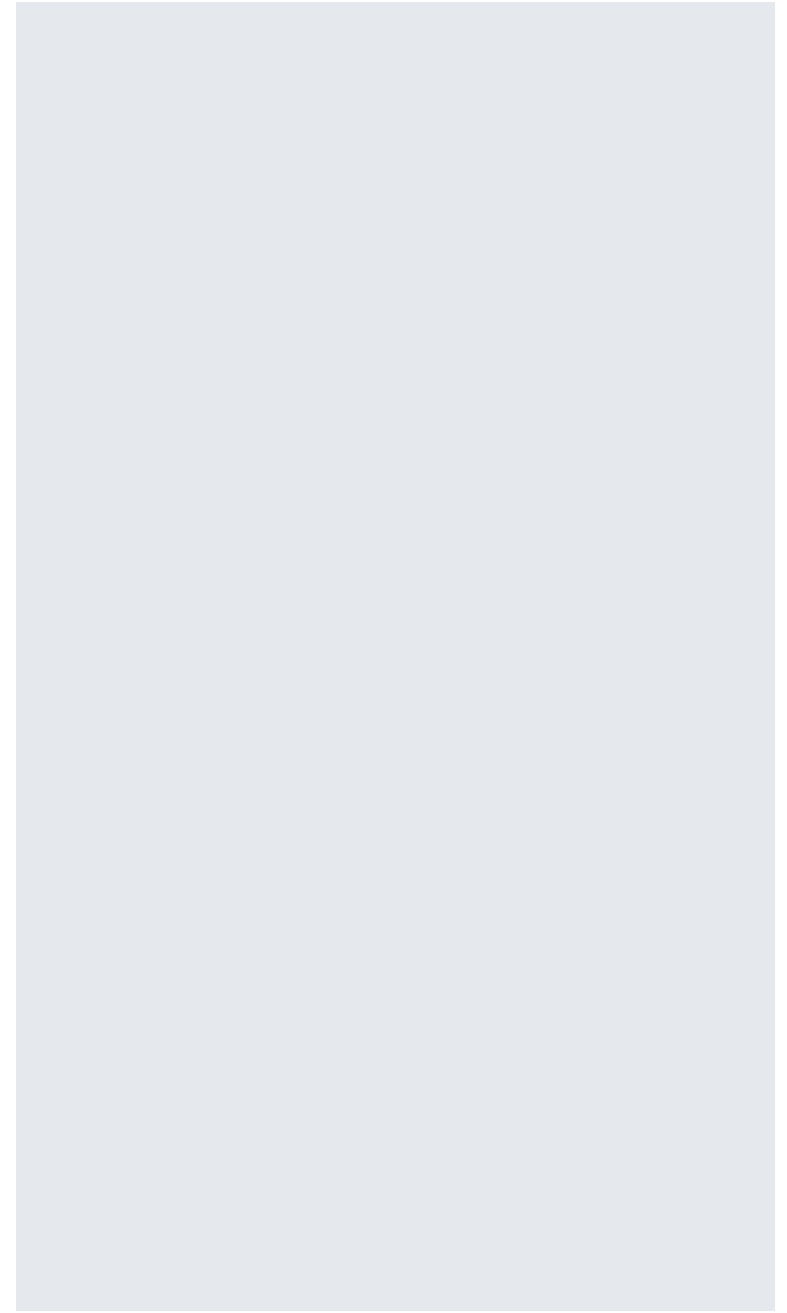
VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

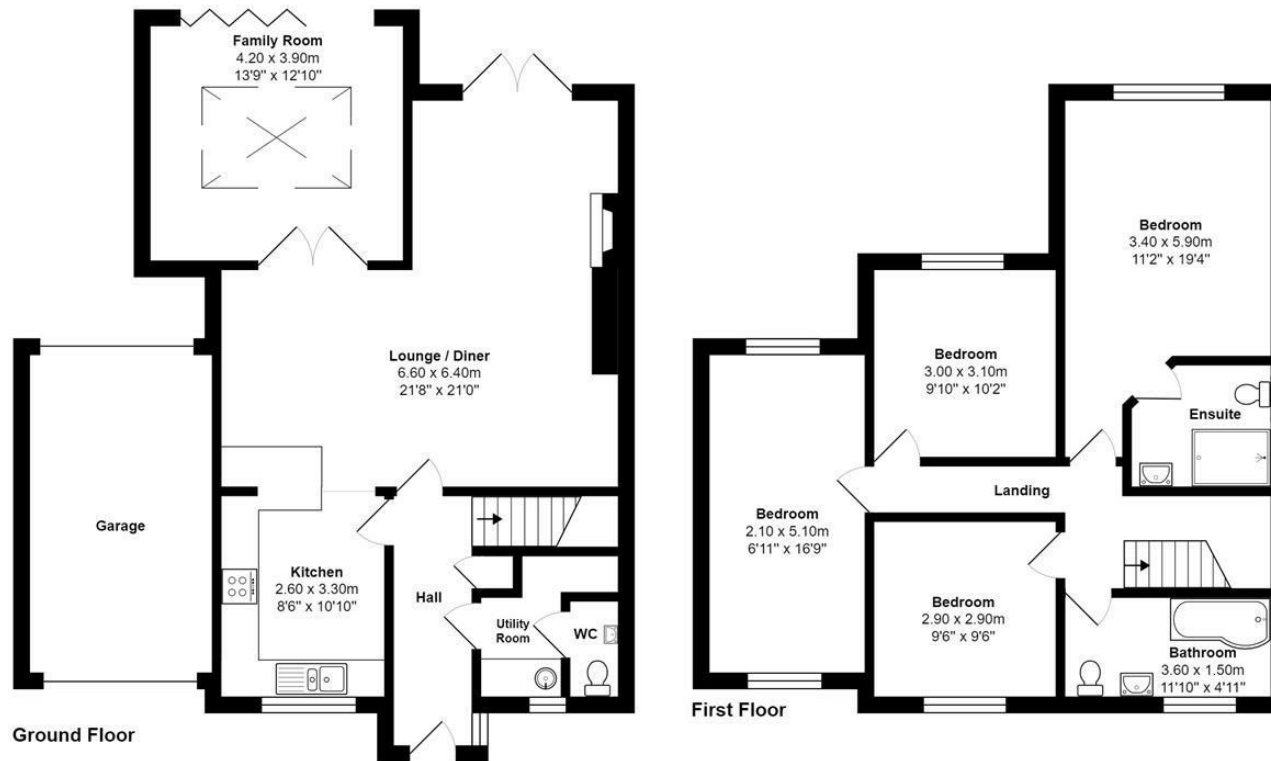
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows 3 of the 4 main providers have limited coverage indoor with likely coverage outdoor Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.





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Total Approx Area: 141.0 m<sup>2</sup> ... 1518 ft<sup>2</sup> (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: C

In order to view this property or if you are considering selling, contact us on:

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W: [www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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