



**£425,000**

Ploughmans Walk, Stoke Heath, Bromsgrove. B60 4NN

**GUEST**  
ESTATE AGENTS



## Ploughmans Walk, Stoke Heath, Bromsgrove. B60 4NN

Nestled in the sought-after Stoke Heath area of Bromsgrove, this immaculate four-bedroom detached home offers spacious and versatile living accommodation; including a generous lounge, dining room, office, conservatory and extended kitchen with utility, perfect for modern family life. This home also enjoys a peaceful cul-de-sac setting and the area boasts excellent local amenities, including being in the catchment of South Bromsgrove High School\*, a park, popular pubs and convenient transport links.

The front of the property has been thoughtfully designed with a combination of shrubs, and hardscaping elements, offering a low-maintenance yet visually striking approach to the home. The large block paved driveway provides parking for multiple vehicles and there is also an integrated garage with cupboards at back and shelving along with an additional storage cupboard.

As you enter the home there is a hallway with a downstairs WC off, then the living room to the right. This impressively sized living room with bay window and sleek electric fire and mantelpiece offers both style and comfort, with ample room for a variety of furniture arrangements, creating a welcoming and functional environment. Moving through you enter the extended kitchen which is flooded with natural light due to the skylight and large kitchen window, and features integrated appliances with ample storage cupboards and a breakfast bar, and there is a utility room off, with a door into the garage. A separate room off the kitchen provides a useful extra room that could be used as an office, catering to the needs of professionals working from home and it also has an external door onto the rear garden. There is a formal dining area adjacent to the



Floorplan & Further Details

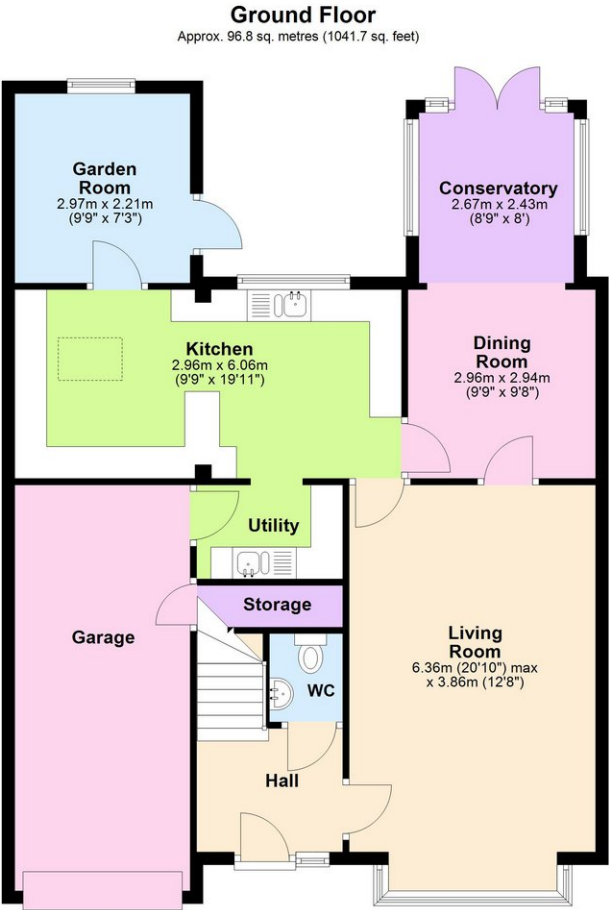
kitchen, offering a dedicated space for family meals and gatherings that seamlessly connects to the bright and airy conservatory with remote contolled blinds and views overlooking the well maintained rear garden.

On the first floor there is a master bedroom with ensuite and fitted furniture, providing great storage solutions, maximizing space and functionality. There are three more bedrooms with the second and third also having fitted wardrobes and there is an additional contemporary shower room fitted with stylish fixtures and finishes. There is also an airing cupboard and an additional storage cupboard off the landing. To the rear of the property, there is a good-sized private garden offering a serene, low maintenance outdoor space with established trees beyond the boundary providing great screening.

This property represents a unique opportunity to acquire a spacious and well-appointed family home in a desirable location. Early viewing is highly recommended to fully appreciate the quality and versatility this home offers.

Tenure: Freehold\*\*  
EPC Rating: TBC  
Council Tax Band: E  
Approx. Floor Area: 151.3 sq m (1628.5 sq ft)  
Rear Garden Orientation (approx.): North/East

For room measurements please refer to the floorplan.  
\* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission. \*\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



Total area: approx. 151.3 sq. metres (1628.5 sq. feet)

These details are not an offer or contract. You should not rely on statements by Guest Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate and measured to maximum distances for irregular shaped rooms. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.



### **Need a mortgage?**

We recommend Guest Independent Mortgage Advice who can search the market, get a decision in principle and achieve mortgage offers quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit [www.guestindependent.com](http://www.guestindependent.com)

### **Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

### **Need a solicitor?**

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

### **Need a surveyor?**

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

### **Need a removal company and storage?**

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

### **Where to find us:**

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (near Bromsgrove train station)



To arrange a viewing or if you need a valuation call us on 01527 306420 or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)