



£525,000 Offers Over
Rutherford Road, Bromsgrove. B60 3SA

GUEST
ESTATE AGENTS

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Situated in the sought-after Rutherford Road, in Aston Fields, this elegant and beautifully presented four bedroom detached home offers a perfect blend of style, sophistication, and practicality. Enjoying countryside views to the front and a landscaped garden to the rear, designed to provide both relaxation and functionality, this property provides a peaceful yet well-connected location.

The property is located on a side road tucked away at the bottom of Rutherford Road, offering a quieter setting with no through traffic. It has a tasteful front garden exuding kerb appeal, with established, manicured shrubs in front of the bay window and a pretty, ornamental tree that really complements the attractive façade of this home. There is a tarmac driveway large enough to park two vehicles, and there is convenient access to the rear garden from the side, via a path and a gate. A canopy porch provides a sheltered entrance and you enter the property into a contemporary, open hallway that connects the living spaces downstairs. To the right of the hallway you enter a cozy living room with a modern fireplace with an electric fire, providing a lovely focal point, and there is a large bay window that floods the room with natural light.

At the heart of the home is the spacious kitchen diner, designed for modern living, with sleek finishes and ample storage, and there are patio doors opening onto an east-



Floorplan & Further Details

facing landscaped garden, which offers a perfect mix of patio and greenery, providing a tranquil outdoor retreat, ideal for outdoor entertaining. A downstairs WC and a separate utility room, complete with a useful rear access door, enhance convenience. There is also a useful storage cupboard under the stairs and an additional cupboard/pantry in the kitchen. Upstairs, the master bedroom boasts a stylish ensuite, while three further well-proportioned bedrooms share a beautifully appointed family bathroom.

Located in the desirable Aston Fields area of Bromsgrove, this home benefits from excellent transport links, including Bromsgrove railway station just a short walk away, as well as highly regarded schools, local amenities, and a vibrant community feel. The canal towpath is a short distance from the property and is very popular with walker's as it offers a panorama of the open countryside and Bromsgrove rugby, cricket, hockey and tennis clubs are also all located in Aston Fields.

With its sophisticated design, thoughtful layout, and stunning outlook, this home is ready to impress.

For room measurements please refer to the floorplan.
Tenure: Freehold*



Total area: approx. 132.4 sq. metres (1425.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and 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.
Plan produced using PlanUp.

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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

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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.

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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)

