



**£400,000 Offers Over**  
Stratford Road, Bromsgrove. B60 1AT

**GUEST**  
ESTATE AGENTS



## Stratford Road, Bromsgrove. B60 1AT

### NO UPWARD CHAIN

Three bedroom detached home  
Fantastic opportunity to enhance or further develop  
South facing, pretty rear garden  
Living room with patio doors onto garden  
Separate dining room  
Garage and block paved driveway  
Downstairs WC  
Ideally located for access to town centre, and transport links  
In catchment for outstanding Meadows First School\*

Situated at the sought-after, top end of Stratford Road, Bromsgrove, this three bedroom detached property has been a much loved home for many years and offers an excellent canvas for those looking to update or reconfigure a layout and interiors to suit modern living. It benefits from spacious living space, a generous south facing, established garden, an excellent location, and with a separate garage to the side, offers the potential to extend (STPP).

Set back from the road, the property features a block-paved driveway in front of the garage to the side, alongside a lawned front garden with established planting and there is side access to the rear garden. You enter the property via an enclosed double-glazed porch and then into a hallway and once inside, the home offers well-balanced accommodation, including a bright living room with patio doors opening onto a south-facing, beautifully established rear



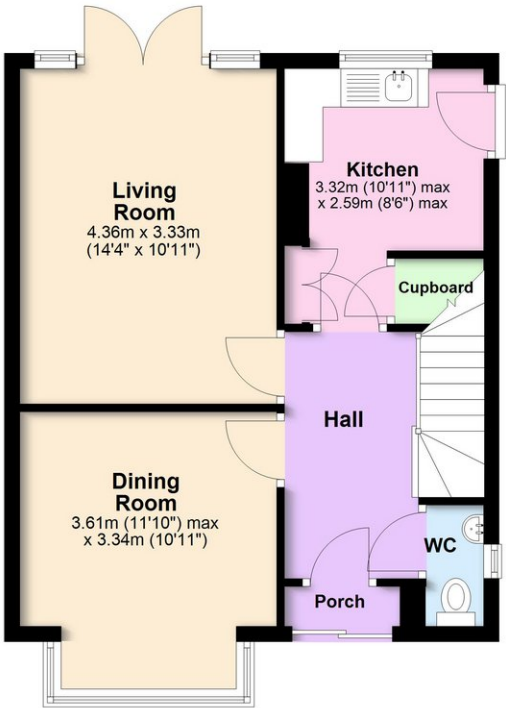
## Floorplan & Further Details

garden, perfect for enjoying the sun throughout the day. To the front, a separate dining room with a large bay window offers a welcoming space for entertaining, while the kitchen enjoys garden views and offers a further door to the rear garden. A practical downstairs WC along with a useful, understairs cupboard completes the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms, a family shower room, and plenty of natural light throughout.

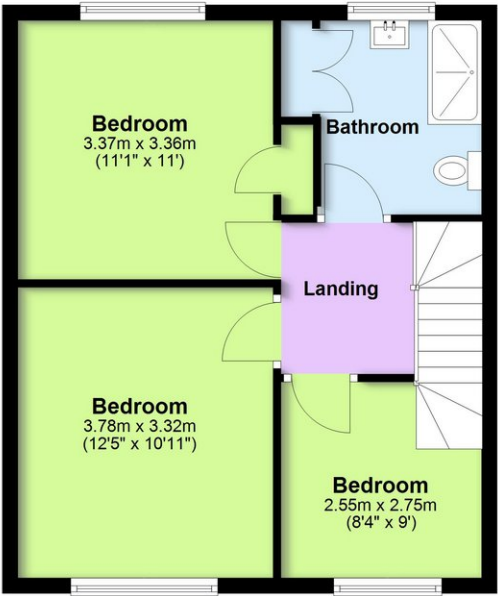
This property is conveniently close to a range of amenities and is just a short walk from the heart of Bromsgrove town centre, offering easy access to shops, cafés, restaurants and local services. The location also benefits from being close to popular local schools and is in the catchment for Meadows First School\* which is rated outstanding by Ofsted and Parkside Middle school\* which is rated good. Excellent transport links are nearby, including Bromsgrove railway station just 1.2 miles away and the M5 and M42, making this an ideal spot for commuters.

This three bedroom detached property offers a superb opportunity for buyers with its south facing garden, and excellent potential, and is ready to be transformed into a modern family home.

**Ground Floor**  
Approx. 44.7 sq. metres (480.6 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 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.

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)

