



£285,000

Lynden Close, Bromsgrove, B61 8PD

GUEST
ESTATE AGENTS

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Recently extended
Three bedrooms
Kitchen/dining room
Living room
Downstairs WC & shower room
Utility room
Large rear garden with brick wall boundary
Driveway
Garage
Potential for future extension (STPP)

Tucked away in a quiet residential cul-de-sac, in Sidemoor, Bromsgrove, this well-maintained three bedroom semi-detached home occupies an enviable end plot, giving it a much wider rear garden than most properties on the road, and a lovely, landscaped front garden and a charming walled boundary really adds to its kerb appeal. A linked garage to the side further enhances the potential for a future extension (subject to necessary planning permissions), offering exciting potential for those looking to expand their living space in the future.

The property has already been thoughtfully extended with a single-storey addition (built in 2019) at the rear of the garage, now home to a modern shower room with WC and a utility room, seamlessly flowing into the kitchen/diner. The dining area features a door onto the pretty rear garden, perfect for indoor-outdoor living. and the kitchen is well appointed with an integrated oven, induction hob, and fridge freezer. To the front of the house, a welcoming entrance hallway leads to a bright lounge, while



Floorplan & Further Details

upstairs you'll find three bedrooms and a family bathroom with a shower over the bath..

The rear garden is a real highlight—enjoying a wider-than-average layout thanks to its end position, and offers a fantastic sense of space and versatility. The extra width allows for a more expansive lawn, additional planting potential, and enhanced outdoor entertaining space; perfect for families, gardening enthusiasts or those simply wanting more room to relax and unwind.

Ideally located on the edge of Bromsgrove town, this property offers the best of both worlds – convenient access to town centre amenities while being just moments from the picturesque Worcestershire countryside, perfect for those who enjoy walking, cycling or simply being close to nature. The area also provides excellent transport links, with nearby access to the M5 and M42 motorways, ideal for commuters heading to Birmingham, Worcester, or further afield.

Tenure: Freehold*

EPC Rating: TBC

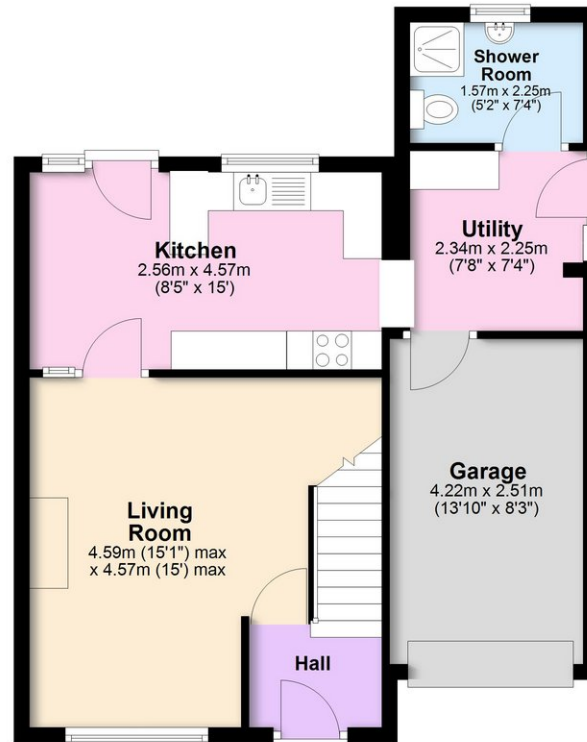
Council Tax Band: C

Approx. Floor Area: 86.2 sq m (not including garage) (928.0 sq ft)

Rear Garden Orientation (approx.): North/West

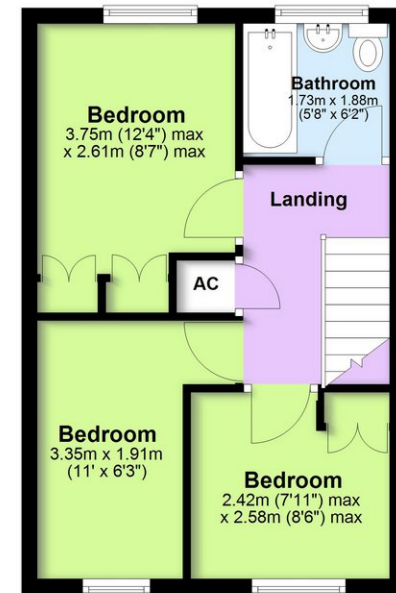
Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 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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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?

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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)



To arrange a viewing or if you need a valuation call us on 01527 306420 or email hello@guestestateagents.com