



£375,000

Redcross Cottages, Perryfields Road, Bromsgrove. B61 8QW

GUEST
ESTATE AGENTS

Charming Victorian semi-detached cottage
No upward chain
Three bedrooms all with fitted wardrobes
Cosy living room with gas fire
Bright conservatory overlooking the garden
Kitchen and separate dining room
Stylish, updated shower room
South facing rear, cottage garden
Front garden with pretty, brick built outhouse
New boiler installed 2025
Detached garage
Semi rural location

A delightful, three bedroom, Victorian semi-detached cottage that is full of charm and modern touches. Nestled in a desirable location, on the very edge of Bromsgrove, overlooking the Worcestershire countryside, this lovely home boasts a large conservatory, a charming living room and a south-facing rear garden ideal for enjoying the sunshine all day long.

Inside the property, the inviting living room is filled with natural light thanks to its dual aspect windows, and features a gas fire, set within a classic hearth and mantelpiece, creating a cosy focal point. An arched opening leads seamlessly through to the conservatory, offering lovely views over the garden and enhancing the flow between indoors and out. The well-appointed kitchen provides everything needed for modern living, while the separate dining room, complete with a practical tiled floor, also opens into the conservatory via double doors, making it ideal for both family meals and entertaining. The staircase to the first floor is conveniently accessed from the living room, maintaining the home's open and connected layout. Upstairs, there are three bedrooms, all with fitted wardrobes and a lovely, modern shower room.

Step outside into a beautifully curated south-facing garden, designed in classic cottage style, with an abundance of seasonal colour, fragrant blooms, and mature planting that offers both privacy and charm. Bathed in sunlight throughout the day, this idyllic outdoor



space provides the perfect backdrop for relaxing, entertaining, or simply enjoying nature. There is a flagstone path that gently winds up the side of the garden, guiding you past a striking brick-built fish pond and a lush, well-tended lawn that stretches out and is framed by abundant cottage-style borders brimming with colour and texture. As you follow the path to the end of the garden, it opens out onto a generous flagstone patio, another ideal spot for relaxing or entertaining, before reaching the double gates that lead to a shared driveway and convenient access to the garage. The front garden is as pretty as the rear and again has a manicured lawn, more cottage style borders and enjoys an attractive, brick built outhouse, providing additional storage.

The location of this property offers a harmonious blend of semi-rural tranquillity, and convenient access to town amenities. The location is ideal for families and commuters alike, with Bromsgrove town centre nearby, offering a range of shops, eateries, and services. For those commuting to larger cities, Bromsgrove railway station provides regular services to Birmingham and Worcester, and the property is conveniently situated for travelling by car, being within striking distance of both the M5 and M42 motorways as well as the A38 trunk route north into the centre of Birmingham. The surrounding area boasts picturesque countryside, providing ample opportunities for outdoor activities and leisurely walks.

Please note: The home is not connected to the mains sewer system and instead benefits from a private drainage solution. Additionally, there is a right of way through the front garden, allowing access to the three neighbouring properties.

Tenure: Freehold*

EPC Rating: D

Council Tax Band: B

Approx. Floor Area: 123 sq m (1,329 sq ft) inc. garage and outhouse.

Rear Garden Orientation (approx.): South

For room measurements please refer to the floorplan.

*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.

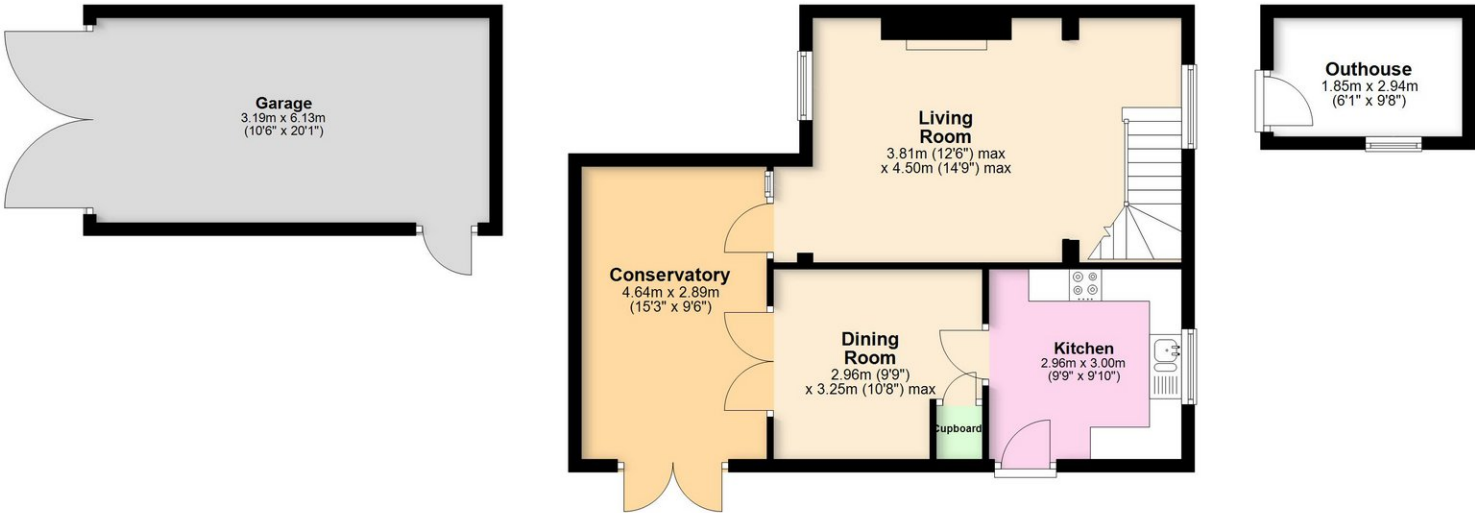




Floorplan

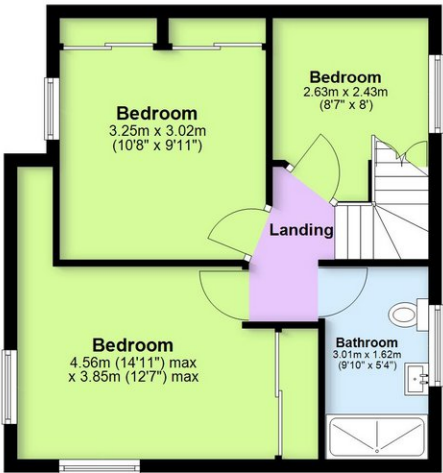
Ground Floor (Outbuilding positions not to scale)

Approx. 81.0 sq. metres (872.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.4 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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