



**£500,000**

West Road, Bromsgrove. B60 2NQ

**GUEST**  
ESTATE AGENTS



3 bedrooms  
Versatile ground floor layout  
3 reception rooms  
Living room  
Conservatory  
Study  
Large driveway and integral garage  
Utility and downstairs shower room  
Large, enclosed, south east facing garden  
Sought after location

Situated on one of Bromsgrove's most desirable residential roads, this spacious and well-presented three bedroom detached home offers flexible living with the potential for a fourth bedroom on the ground floor. With a large driveway accommodating up to three cars, an integral garage, three reception rooms as well as a separate study, this property combines practical features with a versatile layout, ideal for modern family life.

The property is set back from the road with a large, well maintained tarmacadam driveway with block paved edging and space for three vehicles. On approach, an enclosed porch provides a warm welcome, opening into a generous hallway with charming, original parquet flooring that sets the tone for the space within. Immediately to the right, is a downstairs shower room, perfectly placed for guests or multigenerational living. The first reception room lies to the left, a bright and comfortable space with multiple potential uses, whether as a snug, playroom, or even a ground floor bedroom, offering great flexibility. At the heart of the home is a well-appointed fitted kitchen with built-in appliances, breakfast bar and ample worktop space, leading out to the rear garden. A separate utility room offers space for laundry and also provides internal access to the integral garage. To the rear of the property, the generously proportioned living room features a large window that draws in natural light and a fireplace, and opens seamlessly into a substantial conservatory, a superb year round entertaining or relaxation space, with double doors leading out to the garden. In addition, a study off the hallway provides the ideal home office or hobby room.

There is a delightful, generously sized, south east facing rear garden designed for both relaxation and entertaining. A spacious paved patio with a charming pergola and retractable awning, offers an ideal spot for al fresco dining, with plenty of room for an additional seating area. The lush





lawn is bordered by mature planting and raised beds, adding vibrant colour and texture throughout the different seasons. Toward the end of the garden, you'll find two further patio areas, perfectly positioned to enjoy shaded spots later in the day. Established trees and hedging provide excellent screening and privacy, creating a truly tranquil and secluded outdoor retreat.

Upstairs, the property offers three well-proportioned double bedrooms, each thoughtfully presented and offering comfortable, flexible living. The spacious master bedroom is particularly impressive, featuring three windows that flood the room with natural light, along with fitted wardrobes providing ample storage. The home also benefits from a shower room, with a freestanding shower enclosure, modern WC, and large wash basin and vanity unit.

Living in this area means you have access to a wealth of local shops, supermarkets and schools, and recreational facilities are also all within easy reach, making it an ideal location for families and professionals. Bromsgrove town centre offers a variety of dining, shopping, and entertainment options as well as nearby Aston Fields, ensuring there is always something to do. The property is within easy walking distance of Bromsgrove train station, just over a 1 mile away; offering links to London and Birmingham and it is just two miles from the Tardebigge Locks on the Worcester & Birmingham Canal, offering extensive canal-side walks with stunning views of the Worcestershire countryside, including the Malvern Hills. Transport links are excellent, with easy access to the M5 and M42 motorways, providing convenient routes to Birmingham, Worcester, and beyond.

This attractive home combines practicality with potential, and benefits from excellent access to local amenities and transport links, while enjoying a peaceful position in a well-regarded area.

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Approx. Floor Area: 149.9 sq m (1613.9 sq ft)

Rear Garden Orientation (approx.): South East









# Floorplan

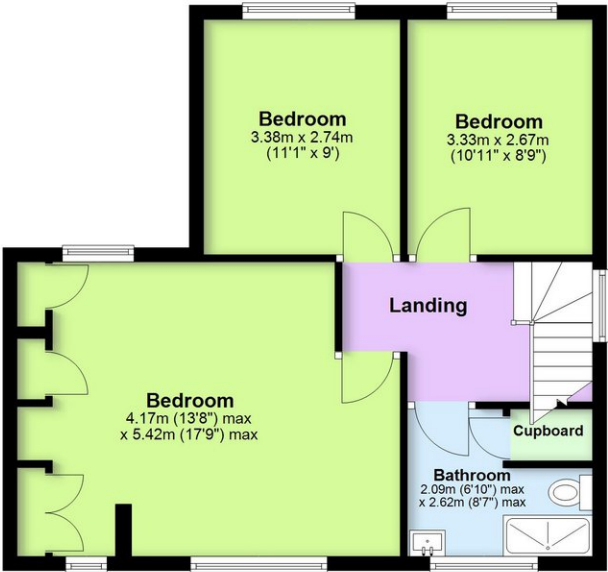
## Ground Floor

Approx. 97.2 sq. metres (1046.8 sq. feet)



## First Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



Total area: approx. 149.9 sq. metres (1613.9 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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### **Our contact details**

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