



**£325,000**

Martin Close, Bromsgrove B61 7BW

**GUEST**  
ESTATE AGENTS



Semi-detached  
Four bedrooms  
Living room & dining room/snug  
Kitchen  
Family bathroom with bath & shower  
Downstairs WC  
New combi boiler August 2025  
South east facing rear garden  
Garage to the rear  
Driveway

Situated in a quiet cul-de-sac within a popular residential location, this well presented four bedroom home offers flexible and spacious accommodation across two floors. Benefiting from a south east facing rear garden, multiple reception rooms, and a garage to the rear, this property is ideal for families or those seeking versatile living space.

The property is set back from the road with an imprinted concrete driveway, with space for two cars, and there is a garage to the rear of the property accessed from the road or via patio doors into the garden. You enter the property via the main front door to the side, and there is a gated side access leading to the rear garden. A spacious inner hallway welcomes you into the home, providing access to all ground floor rooms and the staircase leading to the first floor. The integral garage has been converted to provide a useful, additional reception room that is presently being used as a 4th bedroom and next to it, at the front of the house, there is a dining area that easily could be used as snug or home office. To the rear of the property, the kitchen is fitted with matching wall and base units and offers convenient side access to the garden and there is also a downstairs WC. The adjoining living room enjoys an abundance of natural light through large patio doors, which open onto a patio area within the south east facing garden. Upstairs there are three bedrooms and a family bathroom which features both a shower and a bath.





The south east facing rear garden is a wonderful outdoor space, beginning with a generous patio area that spans the width of the property, complete with an awning over the patio doors, perfect for shaded seating or al fresco dining. A lawned area leads you down the garden to a raised decked patio and at the far end, a set of patio doors provides access to the rear of the garage, which offers excellent potential as an additional informal living space, perhaps a home office, gym, or games room. The garden is enclosed by secure fencing, offering both privacy and a safe environment for children or pets.

The property is situated very close to popular local schools and is in the catchment for Millfields First School\* which is just a 2 minute walk away, St John's C of E Middle School\* and South Bromsgrove High\* which are all rated good by OFSTED, and the popular Sanders Park is nearby, offering green spaces for leisure and outdoor activities. Bromsgrove town centre with shops, popular restaurants, bars and cafes is just a 0.7 mile walk away and it enjoys an excellent location with easy access to major roads such as the M5 motorway, providing direct routes to nearby cities like Birmingham and Worcester.

Tenure: Freehold\*\*

EPC Rating: TBC

Council Tax Band: C

Approx. Floor Area: 109.7 sq m (1180.7 sq ft)

Rear Garden Orientation (approx.): South East

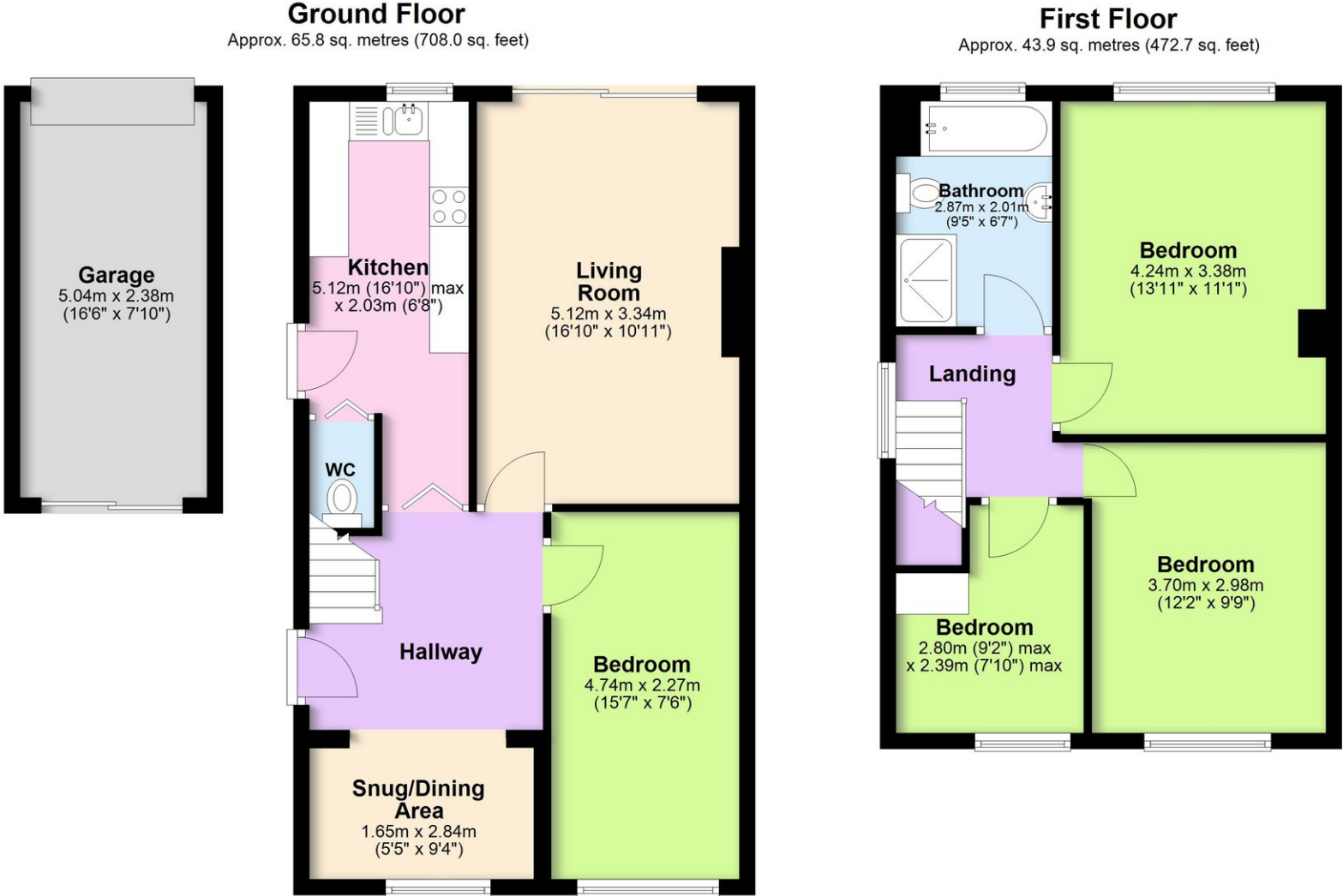
For room measurements please refer to the floorplan.

\* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.

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



Floorplan



Total area: approx. 109.7 sq. metres (1180.7 sq. feet)

Garage not in actual position. Overall area includes the garage. 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 misstatement. 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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