



**£245,000**

Brook Meadow, Wychbold, Droitwich WR9 7SJ

**GUEST**  
ESTATE AGENTS



Modern two bedroom end terrace, built in 2013  
Spacious open-plan kitchen, dining, and living area  
Downstairs WC and useful hallway storage  
Master double bedroom with ensuite shower room  
Second double bedroom served by a family bathroom  
**New electric shower fitted in ensuite shower (2025)**  
South-east facing rear garden with new boundary fencing  
Off-road, allocated parking for two vehicles  
External taps to both front and rear  
UPVC double glazing and combi boiler

A well-presented two-bedroom end terrace home, built in 2013, located within a modern residential development in the popular village of Wychbold. This property offers off-road parking for two vehicles, a spacious open-plan living layout, an ensuite shower room in addition to a family bathroom, and a south-east facing rear garden. Conveniently positioned close to local amenities and excellent transport links, this home is ideal for a wide range of buyers.

The property is set back from the road behind a lawned front garden, with a slabbed pathway leading to the entrance and off-road parking for two vehicles. Upon entering, a small hallway offers a useful storage cupboard to the left and a good-sized downstairs WC to the right.

The hallway leads into the main living space – a bright and spacious open-plan kitchen, dining, and living area, ideal for both relaxing and entertaining. The kitchen features a range of modern wall and base units, integrated oven, gas hob, and extractor, providing a functional and contemporary cooking space. Patio doors with glazed side panels lead directly to the rear garden, creating a seamless indoor-outdoor connection.

Upstairs, there are two double bedrooms. The master bedroom benefits from its own ensuite shower room, while the second bedroom, with two windows, is served by the family bathroom.



The south-east facing rear garden is mainly laid to lawn, with stepping stones leading to a clothes airer. A timber garden shed sits at the rear, and newly installed fencing with concrete posts encloses the garden. A side gate provides convenient rear access, and external taps are installed at both the front and rear, perfect for garden maintenance and vehicle cleaning. Additional benefits include UPVC double glazing, a combi boiler, and an EPC rating of C, supporting efficient day-to-day running costs.

Wychbold is a well-connected and increasingly popular village, offering a good range of amenities including a doctor's surgery, first school, convenience stores, cafés, restaurants, public houses, and Webbs Garden Centre. The area is particularly attractive to commuters due to excellent access to the A38 and nearby motorway networks, including the M5 Junction 5, providing convenient routes to Birmingham, Worcester, and the wider Midlands. Nearby Droitwich Spa and Bromsgrove offer additional shopping, schooling, and leisure facilities, while the surrounding Worcestershire countryside provides opportunities for outdoor pursuits. Rail services from nearby stations further enhance connectivity.

Additional Information:

Tenure: Freehold\*

\*The vendor has informed us that the property is freehold.

While believed to be correct, confirmation should be sought from the purchaser's conveyancer.

Small ground maintenance charge: approx. £150 per annum

Approx. Floor Area: 62.0 sq m (667 sq ft)

For room measurements please refer to the floorplan

EPC Rating: C

Council Tax Band: B

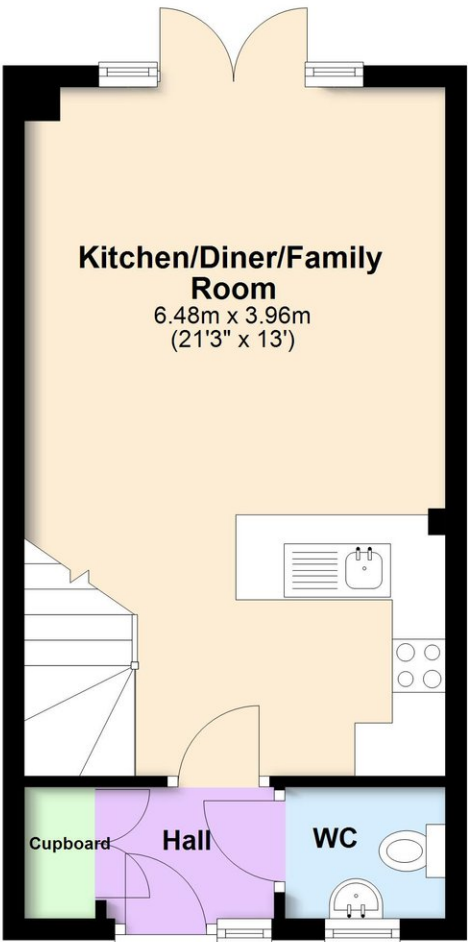




Floorplan

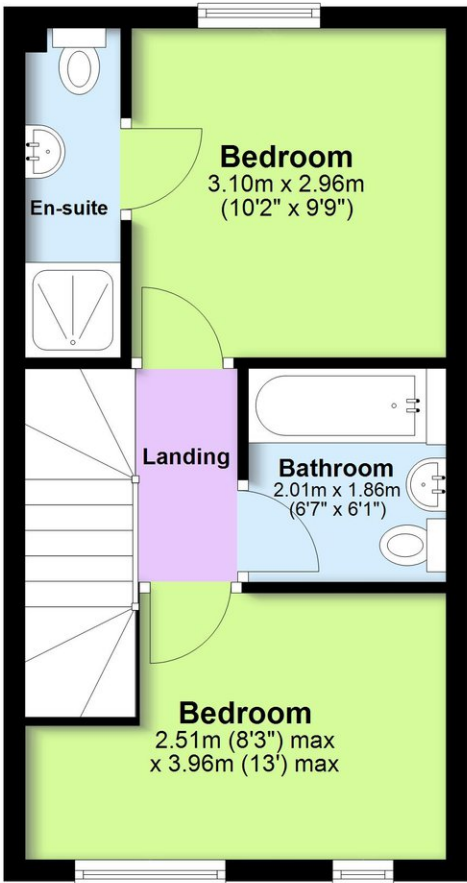
Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.0 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.

### **Want to view this property?**

Call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

### **Property to sell?**

Guest Estate Agents can offer you an outstanding level of service, successfully selling property in and around Bromsgrove. For a free valuation, call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

### **Independent mortgage advice**

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email [hello@guestindependent.com](mailto:hello@guestindependent.com) to arrange an initial chat with no pressure or obligation.

### **Solicitor / Conveyancer**

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

### **Lettings**

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

### **Everything else**

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

### **Our contact details**

Phone: 01527 306420

Email: [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

### **Disclaimer**

You should not rely on statements made by Guest Estate Agents in these details, 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. 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.

