



31 Wentworth Drive

Bromsgrove, B60 1BE

Andrew Grant

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5 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious five bedroom family home with generous living accommodation, integral garage and an enclosed rear garden in a popular village setting.

- Spacious five bedroom family home with flexible accommodation
- Generous living room with feature fireplace and separate dining room
- Enclosed rear garden with terrace, lawn and mature planting
- Driveway parking with an integral single garage
- Popular Blackwell village location with excellent transport links

This spacious family home offers well balanced accommodation arranged over two floors. The generous living room connects with a separate dining room overlooking the garden, while the kitchen is complemented by a useful utility room. Upstairs are five bedrooms including a principal bedroom with en suite, together with a family bathroom. Outside, the enclosed rear garden provides a pleasant outdoor space, while an integral garage and driveway offer practical parking.

1341 sq ft (124.6 sq m)





The kitchen

The kitchen provides an excellent everyday family space with room for informal dining. Wooden cabinetry is complemented by marble effect work surfaces, blue tiled splashbacks and integrated cooking appliances, while a window above the sink overlooks the rear garden. Doors connect directly with both the dining room and utility, creating a practical layout for modern living.





The utility

The separate utility offers valuable additional workspace away from the main kitchen. Matching cabinetry and work surfaces provide useful storage, while there is plumbing for laundry appliances beneath the worktop. A side door gives direct access outside and the wall mounted boiler is also housed here.



The living room

Designed as the principal reception space, the living room offers generous proportions for everyday relaxation and entertaining. A feature fireplace with gas fire creates an attractive focal point, while the bay window overlooks the front garden. A door opens into the dining room, allowing both spaces to be enjoyed together when entertaining.





The dining room

The dining room provides an ideal setting for family meals and special occasions. Sliding patio doors open directly onto the rear terrace, creating an easy connection with the garden during warmer months. Its position between the kitchen and living room supports an excellent flow throughout the ground floor.





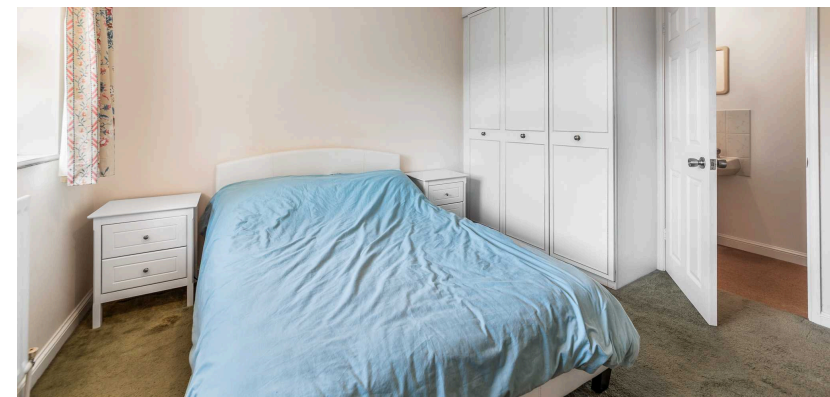
The hallway and cloakroom

A welcoming entrance hall introduces the home with a staircase rising to the first floor and useful under stairs storage. Doors lead to the principal ground floor accommodation, creating an easy flow throughout the home. The adjoining cloakroom is fitted with a WC and wash basin, providing added convenience for guests.



The primary bedroom and en suite

The principal bedroom offers a comfortable retreat with space for a double bed and accompanying furniture. Built in wardrobes provide practical storage, while the adjoining en suite includes a shower enclosure, pedestal wash basin and WC for everyday convenience.





The second bedroom

A generous second bedroom offers comfortable accommodation for family or guests. The wide front facing window creates a pleasant outlook and there is ample space for a double bed together with freestanding furniture.





The third bedroom

The third bedroom is a versatile double room suited to family living. A built in wardrobe provides useful storage and the fitted wash basin adds everyday practicality. Its generous proportions also allow flexibility for alternative uses if required.



The fourth bedroom

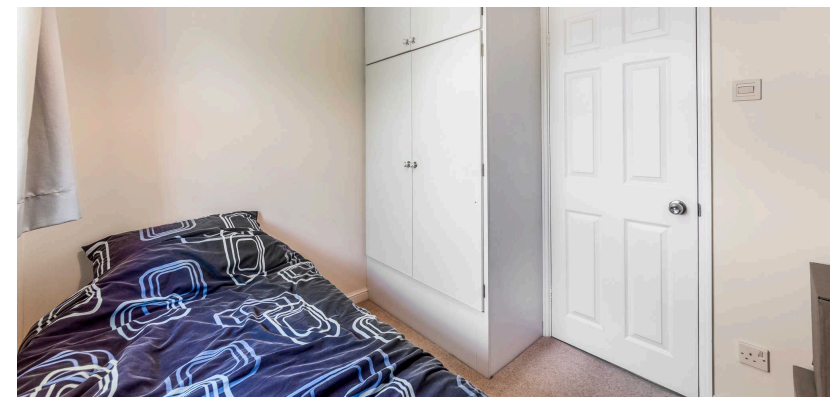
Currently arranged as a study, the fourth bedroom offers flexibility for changing household needs. The window overlooks the rear garden and there is space for a single bed, making it equally suitable as a child's bedroom or home office.





The fifth bedroom

The fifth bedroom is ideal as a nursery, child's room or dressing room. Built in storage helps maximise the available floor space, while the front facing window creates a pleasant working or sleeping environment.





The bathroom

Serving the remaining bedrooms, the family bathroom comprises a panelled bath, pedestal wash basin and WC. A frosted window provides natural ventilation while maintaining privacy, making this a practical space for everyday use.



The garden

The enclosed rear garden offers an enjoyable outdoor extension to the home. A paved terrace adjoins the dining room and creates an ideal seating area before giving way to a level lawn bordered by mature shrubs and trees. Timber fencing encloses the garden and a timber shed provides useful external storage.



The driveway and parking

To the front, a tarmac driveway provides off road parking and leads directly to the integral single garage. Lawned areas and mature planting soften the frontage, while gated side access leads conveniently through to the rear garden.

Location

Blackwell is a highly regarded Worcestershire village offering a peaceful residential setting while remaining conveniently placed for everyday amenities. Bromsgrove provides an excellent selection of shops, supermarkets, restaurants and leisure facilities nearby. The surrounding area offers well regarded schooling together with attractive countryside walks, while excellent road links via the M5 and M42 make commuting to Birmingham, Worcester and the wider Midlands straightforward.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax


The Council Tax for this property is Band D.

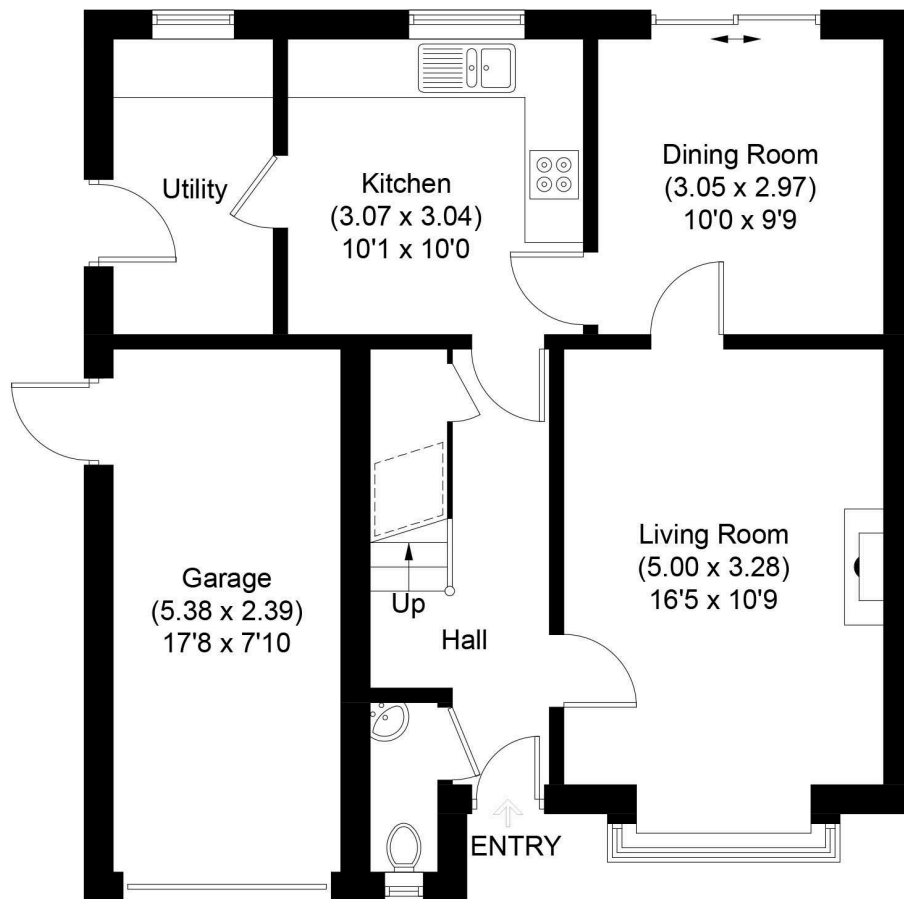


Wentworth Drive

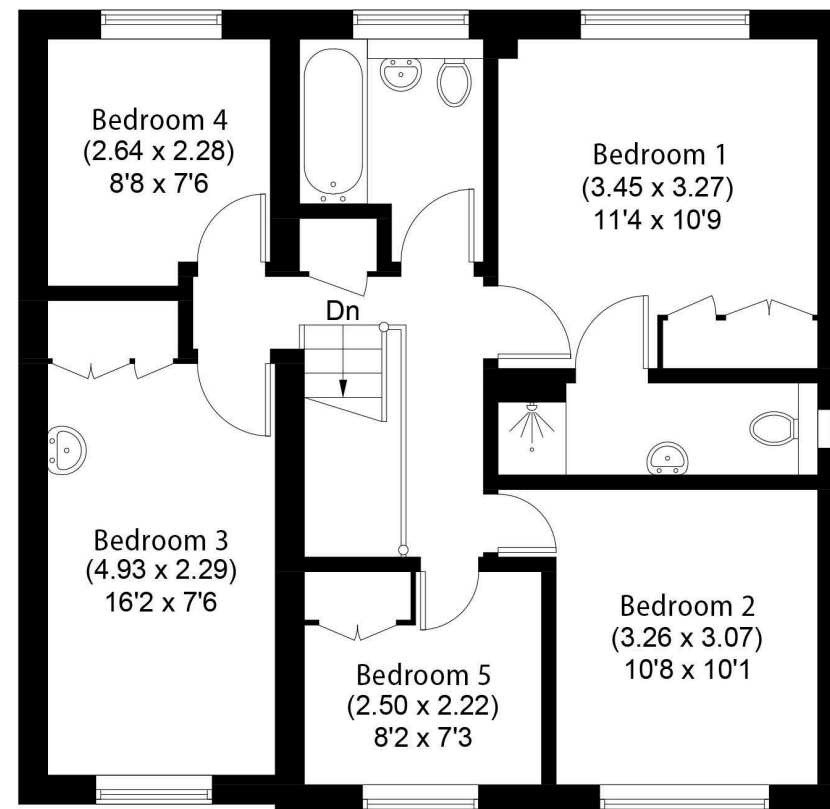
Approximate Gross Internal Area
 Ground Floor = 50.9 sq m / 548 sq ft
 First Floor = 60.9 sq m / 655 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 124.6 sq m / 1341 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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