



## 16 Parkstone Avenue

Bromsgrove, B61 7NS

Andrew Grant

# 16 Parkstone Avenue

16 Parkstone Avenue, Bromsgrove, B61 7NS

**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

A detached family home with spacious living areas, updated kitchen and landscaped garden, tucked away on a private cul de sac.

- Detached family home built by Bryants Homes to the Richmond design with four bedrooms and two reception rooms
- Spacious dual aspect living room with fireplace and French doors to the garden
- Landscaped south easterly garden with decked terrace and lawn
- Generous driveway and detached double garage offering ample parking
- Private cul de sac position near Bromsgrove centre, Aston Fields station and motorway links

Built by Bryants Homes to their popular Richmond design, this detached family home offers over 1,400 sq ft of well planned accommodation. The layout includes a generous living room with fireplace and French doors, a formal dining room, modern kitchen fitted in 2025 and separate utility, four bedrooms with an en suite to the principal bedroom, a refitted family bathroom and a ground floor cloakroom. A landscaped south easterly garden, driveway and detached double garage complete the picture, while the cul de sac setting provides easy access to Bromsgrove town centre, transport links and schools.

1482 sq ft (137.7 sq m)





## The kitchen and utility

Designed for family cooking and socialising, the kitchen installed in 2025 offers Shaker style cabinetry, marble effect worktops and an integrated oven and hob beneath track lighting. A wide window frames garden views above the stainless steel sink. Ample storage includes a tall pantry unit. A separate utility keeps laundry appliances and the wall mounted boiler out of sight and opens to the garden for convenient access.





## The living room

Perfect for relaxing and entertaining, the main reception room enjoys generous proportions and a feature fireplace with stone surround. French doors open to the decked terrace, while further windows to the front enhance the sense of space. The arrangement allows for flexible seating and a clear connection to the hall and garden.





## The dining room

Ideal for formal dinners or everyday family meals, the dining room overlooks the front garden through a row of windows. The space can comfortably accommodate a large table and its proportions create a welcoming setting for gatherings. It is conveniently positioned off the hall, within easy reach of the kitchen.



## The hallway and cloakroom

A welcoming entrance hall sets the tone for the home and leads to the principal reception spaces. The turned staircase rises to the first floor and a guest cloakroom features a pedestal basin, a WC and a window, offering practical facilities for visitors.



## The primary bedroom

Offering a calm retreat, the principal bedroom has generous floor space and built in wardrobes providing ample storage. A large window frames far reaching views, while a ceiling fan keeps the room comfortable in warmer months. There is room for freestanding furniture and the adjoining en suite ensures privacy.





## The primary en suite

Finished in neutral tiling, the en suite includes a fully enclosed shower with chrome fittings, a pedestal wash basin beneath a mirror and a WC. A mosaic border adds detail and a window allows for ventilation.



## The second bedroom

Providing comfortable accommodation for guests or family members, the second bedroom features a sizeable window and a ceiling fan, and built in wardrobes help to maximise the floor space. Its position near the family bathroom makes it ideal for visitors or family members.



## The third bedroom

Currently arranged as a children's room, the third bedroom benefits from a built in wardrobe and a window overlooking the front aspect. The proportions allow for a bed with additional furnishings, and it could easily serve as a study or playroom.



## The fourth bedroom

Presently used as a home office, the fourth bedroom enjoys a window to the side and includes built in storage, offering flexibility for those working from home or as an additional bedroom for family or guests.



## The bathroom

Refitted in a contemporary style, the family bathroom includes a panelled bath with central mixer tap, a quadrant shower enclosure with glass doors, a vanity basin set into cabinetry and a low level WC. Neutral tiling, recessed spotlights and a frosted window create a fresh and practical space.



## The garden

Outside, a south easterly facing garden has been landscaped to provide areas for dining and relaxation. A decked terrace adjoining the house is perfect for alfresco meals and steps down to a well kept lawn. Flowering shrubs, mature trees and raised beds add colour and privacy, while a paved path and side gate give easy access to the front. The enclosed setting offers a safe environment for children and pets.







## The driveway and parking

At the front of the home, a generous tarmac driveway leads to a detached double garage with an electric door. The driveway offers parking for multiple vehicles and a gravel path flanked by planted borders guides you to the covered porch. There is also level access to the rear garden via a timber gate.

## Location

Parkstone Avenue sits on a private spur of only two homes within a sought after cul de sac on the edge of Bromsgrove. Approximately a mile from the town centre, the location combines peace and convenience with a range of shopping and leisure facilities nearby. Aston Fields station provides rail connections and the area is served by regular buses. Access to the M5 and M42 offers straightforward travel to Birmingham, Worcester and beyond, while local schools cater for all ages. Nearby countryside walks and parks provide opportunities for recreation and the wider Hilltop area enjoys a friendly community feel.

## Services

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

**Broadband Speed:** Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from Three, Vodafone, EE and O2 (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.

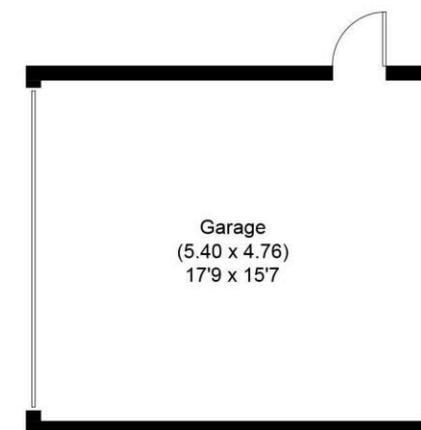
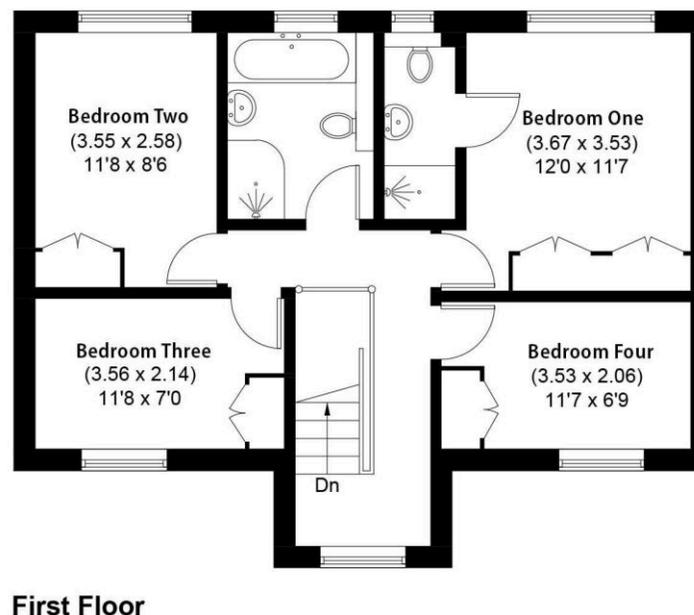
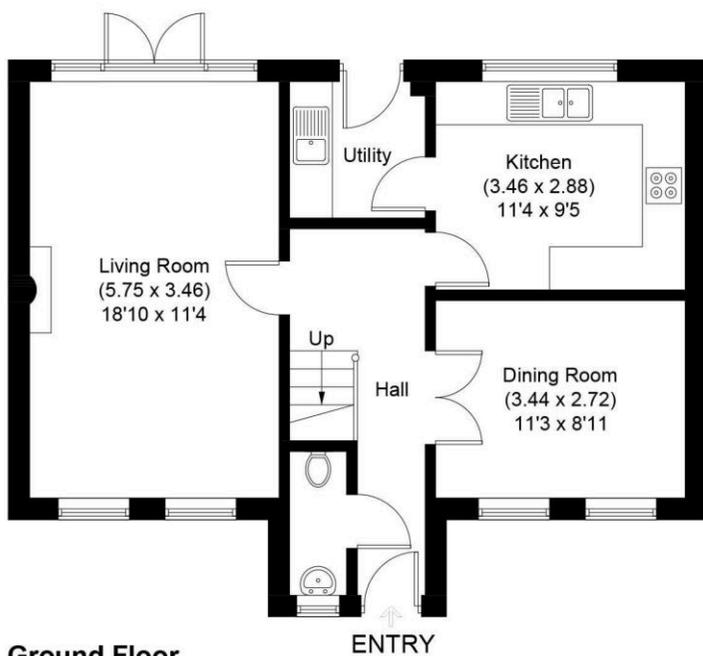
## Council Tax

The Council Tax for this property is Band E.



# Parkstone Avenue

Approximate Gross Internal Area  
 Ground Floor = 56.2 sq m / 605 sq ft  
 First Floor = 55.9 sq m / 602 sq ft  
 Garage = 25.6 sq m / 275 sq ft  
 Total = 137.7 sq m / 1482 sq ft



(Not Shown In Actual Location / Orientation)

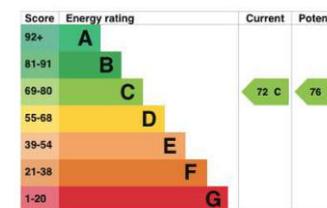


Illustration for identification purposes only, measurements are approximate, not to scale.



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.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)