



£400,000 Offers Over
Beechcroft Drive, Bromsgrove B61 0DS

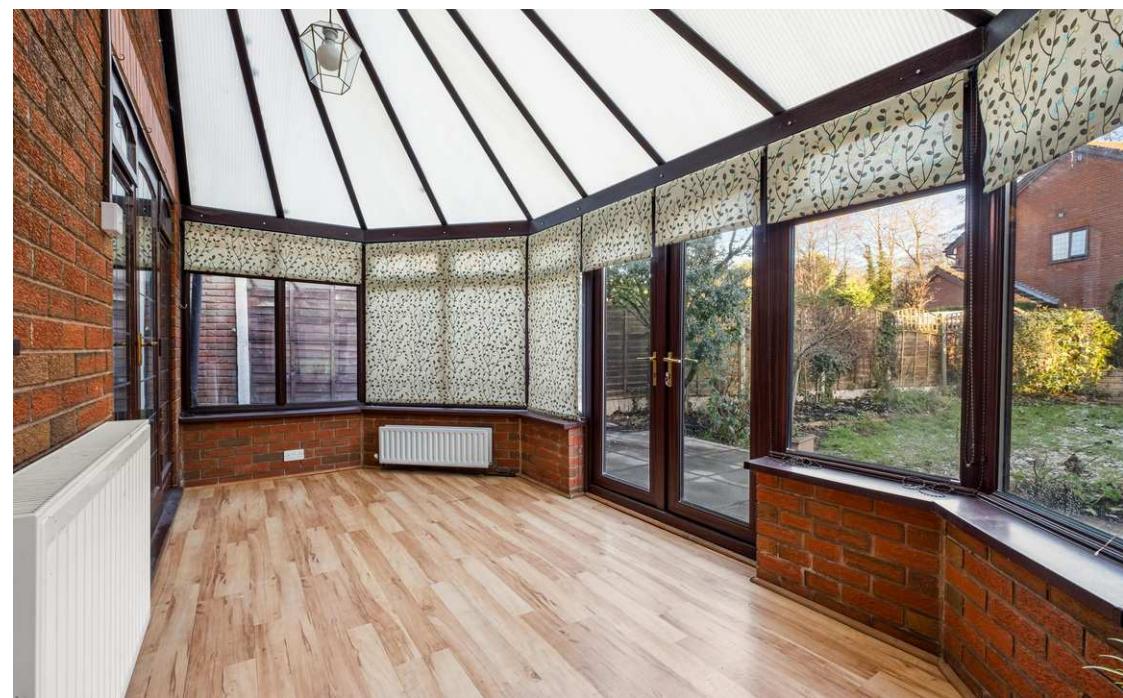
GUEST
ESTATE AGENTS

Spacious four bedroom, detached family home
Excellent potential to modernise and add value
Large lounge extending front to rear
Separate dining room
Kitchen with utility room off
Conservatory & converted garage/garden room
Downstairs WC & family bathroom
Master bedroom with ensuite
Generous east facing rear garden
Driveway parking for two vehicles with car port

Situated just off Birmingham Road, this spacious four bedroom, detached home offers a fantastic opportunity for buyers seeking a property with excellent potential to create a wonderful, long term family home. Enjoying attractive kerb appeal and generous accommodation throughout, the property is ideally suited to those looking to modernise and add value in a well-established and convenient Bromsgrove location.

The property is approached via a driveway providing parking for two vehicles, complemented by a lawned frontage and well-shaped shrubs that create an appealing first impression. A car port leads through to the former garage, which has been thoughtfully converted to provide a useful garden room, along with a separate storage area and there is a driveway for two cars.

Upon entering, a large and welcoming hallway sets the tone for the generous accommodation. To the left, the main lounge extends from the front to the rear of the property, offering a bright and versatile living space, further enhanced by a substantial conservatory to the rear that extends almost across the entire width of the property. To the right of the hallway is the dining room, positioned at the front of the property, and ideal for formal entertaining or family meals. Moving along the hallway, there is a convenient downstairs WC and a fitted kitchen equipped with an oven, electric hob and extractor. The kitchen leads into a practical utility room, which in turn



provides another access point to the conservatory. The conservatory enjoys views over the garden and features patio doors opening directly onto the large, east facing rear garden. From the garden, there is direct access into the garden room, making it ideal for use as a home office, hobby room or additional entertaining space.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while the remaining three bedrooms are served by a family bathroom. Externally, the rear garden is a particular highlight, enjoying a favourable easterly aspect and offering generous space for families, gardening enthusiasts or future landscaping projects.

Beechcroft Drive is a highly regarded address within easy reach of Bromsgrove town centre, offering a wonderful balance of peace and convenience. The area is well served by excellent local schools and nearby amenities such as shops, cafés, and leisure facilities. For commuters, the property is ideally positioned for access to Bromsgrove railway station, the A38 and motorway network (M5 and M42), making it perfect for those needing convenient links to Birmingham, Worcester and beyond.

With its size, layout and location, this property presents a superb opportunity to create a stylish and comfortable family home in a sought after part of Bromsgrove.

Tenure: Freehold*

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

Approx. Floor Area: 133.8 sq m (1440.7 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: D

Council Tax Band: E

Rear Garden Orientation (approx.): East



Floorplan

Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



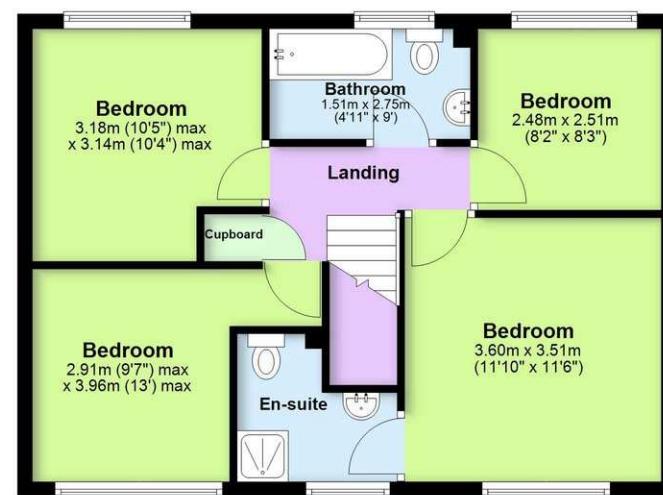
Total area: approx. 133.8 sq. metres (1440.7 sq. feet)

The overall area includes the converted garage, but NOT the car port. 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.

First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



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