



FAIRMONT ROAD  
LEADING TO  
BERKELEY CLOSE

**£450,000**

Fairmont Road, Bromsgrove B60 2HJ

**GUEST**  
ESTATE AGENTS



Four bedroom detached family home  
Set back from the road with driveway & garage  
Spacious living room with bay window  
Open plan kitchen diner & versatile utility space  
Impressive sun room extension  
Downstairs WC & integral garage access  
Master bedroom with generous ensuite  
Private rear garden with summer house  
Close to Aston Fields & train station  
Fininstall First School\*/Aston Fields/South Bromsgrove High catchment\*

Occupying a prime position on a tree lined stretch at the entrance to the popular Harwood Park development, this lovely four bedroom detached home offers spacious, light-filled accommodation perfectly suited to modern family living. With a versatile layout that flows effortlessly between reception spaces, a stunning sun room extension and a private, landscaped garden, the property delivers both practicality and lifestyle appeal. Homes in this established and well-connected area are consistently in high demand, particularly those offering this level of space and flexibility.

This attractive detached home enjoys a particularly appealing position at the beginning of Fairmont Road, set along a tree-lined stretch within the highly regarded Harwood Park estate. The property is set back from the road and approached via a dropped kerb across a grass verge and pavement, leading onto a tarmac driveway with block paved edging, which in turn provides access to the garage.

You enter via a covered porch that leads into the hallway and to the right, the living room is a comfortable and well-proportioned space, featuring a bay window that allows natural light to fill the room, along with an electric fire providing a focal point. From here, the layout flows seamlessly into the kitchen diner, creating a sociable and connected living environment that works particularly well for both everyday family life and entertaining.

The kitchen is fitted with a range of units complemented by granite worktops and includes integrated appliances such as a dishwasher, fridge freezer, electric hob and double oven. The dining area opens via bifold doors into a superb single-storey sun room extension. This is a standout feature of the home, designed to maximise natural light with two large windows, patio doors and two Velux windows. The result is a bright and versatile additional reception space that can be used as a sitting room, garden room or informal living area, with a strong connection to the outdoor space.

Off the kitchen is a particularly generous utility room, fitted with a second sink and benefiting from a window and glazed door leading directly to the rear garden. This space is currently also used as a home office, highlighting its flexibility. A



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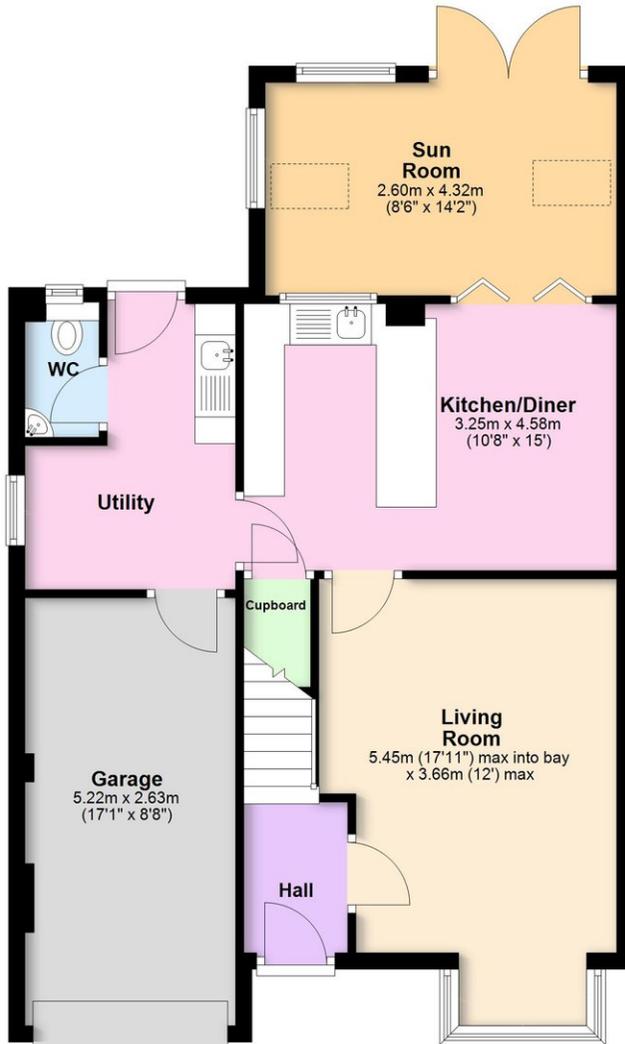




# Floorplan

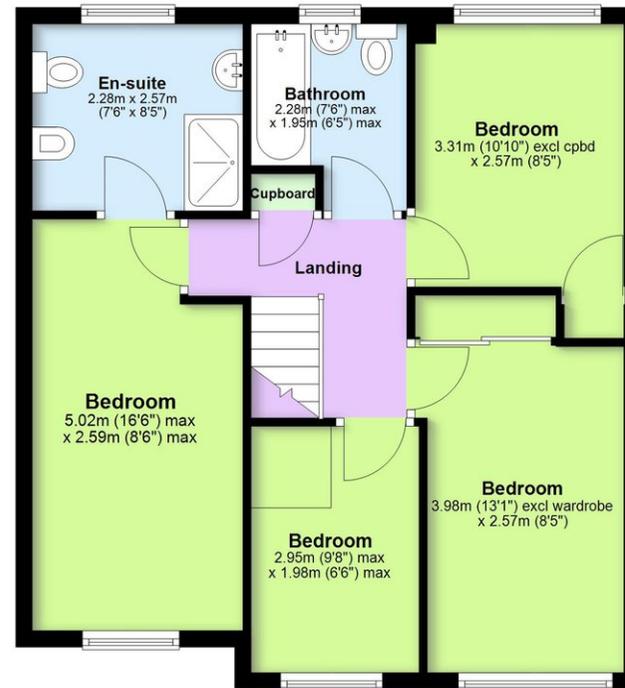
## Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



## First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

The 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 mis-statement. 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**

Phone: 01527 306420

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