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**Andrew
Grant**



52 Carol Avenue



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Bromsgrove, B61 8RN

A detached home with connected living spaces, ample parking and a substantial rear garden featuring established fruit trees and Italian grape varieties.

3 Bedrooms | 2 Bathrooms | 2 Receptions | Parking for multiple vehicles

This three bedroom detached home combines open plan living and dining spaces with a kitchen and separate pantry. An additional reception space and separate shower and WC facilities complete the ground floor, while upstairs are three bedrooms, an en suite and a family bathroom. A substantial rear garden features established fruit trees and grape varieties, with a broad block paved driveway providing parking for multiple vehicles.

1101 sq ft (102.2 sq m)

Freehold

The ground floor

The kitchen combines timber fronted cupboards with dark work surfaces and a Rangemaster six burner gas cooker. A broad window overlooks the rear garden, while a wide opening connects to the dining area. A separate pantry provides additional storage.

The living and dining room extends between broad front and rear windows, with a fireplace and substantial surround defining the living area. Continuous wood-effect flooring links the two spaces, while the dining area enjoys views across the garden.

The former garage, now an additional reception space, retains its original doors with glazing above and a side window. Separate ground floor facilities comprise a tiled shower room with an enclosed shower and an adjoining WC with a washbasin above.







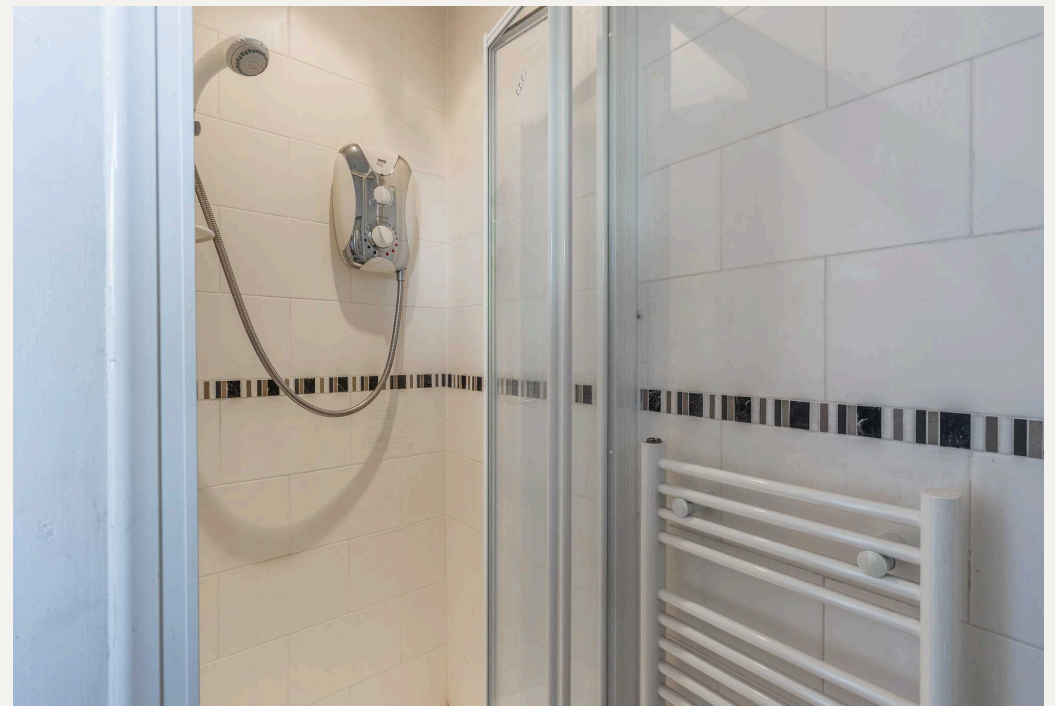
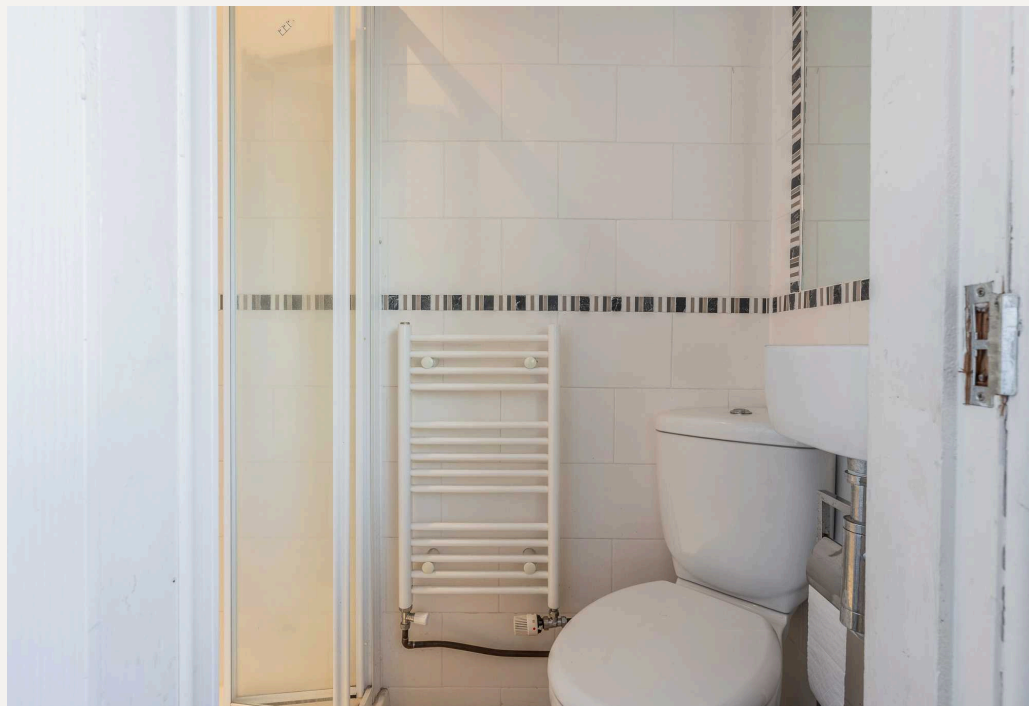
The first floor

The primary bedroom is a comfortable double, and features a broad window to the front and a regular shape for easy furniture arrangement.

The second and third bedrooms each have a wide window, continuing the broad glazing seen elsewhere in the home. Both feature high ceilings and ample space for double beds and additional furniture. The en suite to the second bedroom contains an enclosed shower, washbasin and WC, with white wall tiles and a contrasting mosaic border.

A curved whirlpool bath with a shower above is the principal feature of the family bathroom. Tiled walls incorporate a mosaic border, with a pedestal washbasin, towel rail, WC and bidet completing the fittings.





The garden and parking

A substantial lawn forms the centre of the rear garden, edged by established shrubs and fruit trees. White and red grape varieties from Italy add to its productive character, while paved paths, a gravelled area and a timber shed complete the setting.

The broad block paved driveway extends across the frontage and provides parking for multiple vehicles. The entrance sits beneath a projecting canopy beside the retained garage doors, which may offer scope to return the office space to garage use, subject to confirmation. A gated passage runs along the side of the property.



Location

Carol Avenue is an established residential road in Bromsgrove, a traditional market town in north Worcestershire. The setting provides access to the town centre while retaining a residential feel.

The High Street offers independent shops, cafés and everyday services. Bromsgrove Sport and Leisure Centre provides swimming and fitness facilities, broadening the town's leisure provision.

Local schooling includes The Orchards School and North Bromsgrove High School and Sixth Form. Independent Bromsgrove School offers education from nursery through to sixth form, with day and boarding options.

The M5 and M42 connect Bromsgrove with Birmingham and the wider motorway network. Rail services from Bromsgrove station run to Birmingham New Street and Worcester, providing options for commuting and onward travel.

Sanders Park occupies a substantial green space on the western side of Bromsgrove, with the Battlefield Brook running through its grounds.



Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: TBC.

Council Tax

The Council Tax for this property is Band D.



Carol Avenue

Approximate Gross Internal Area
 Ground Floor = 56.8 sq m / 611 sq ft
 (Including Garage)
 First Floor = 45.5 sq m / 490 sq ft
 Total = 102.2 sq m / 1101 sq ft

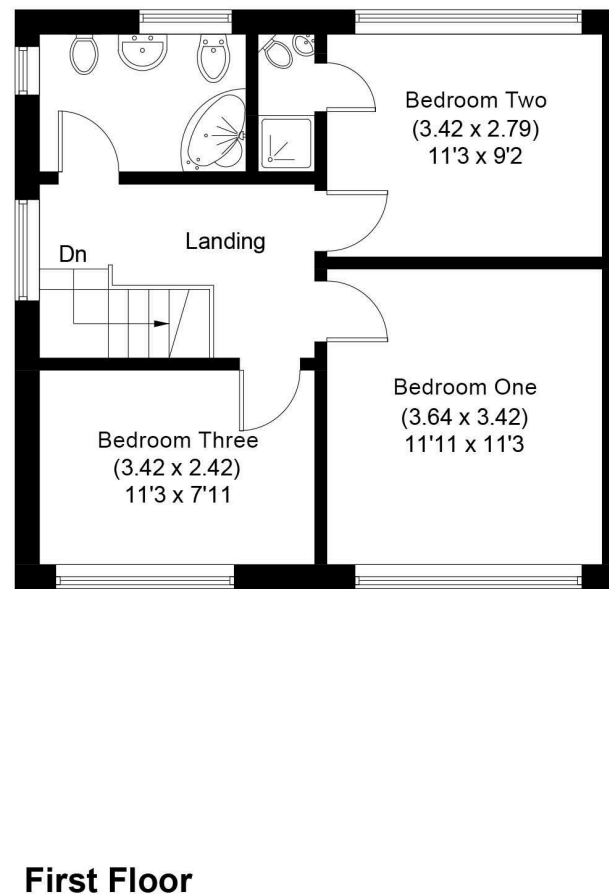
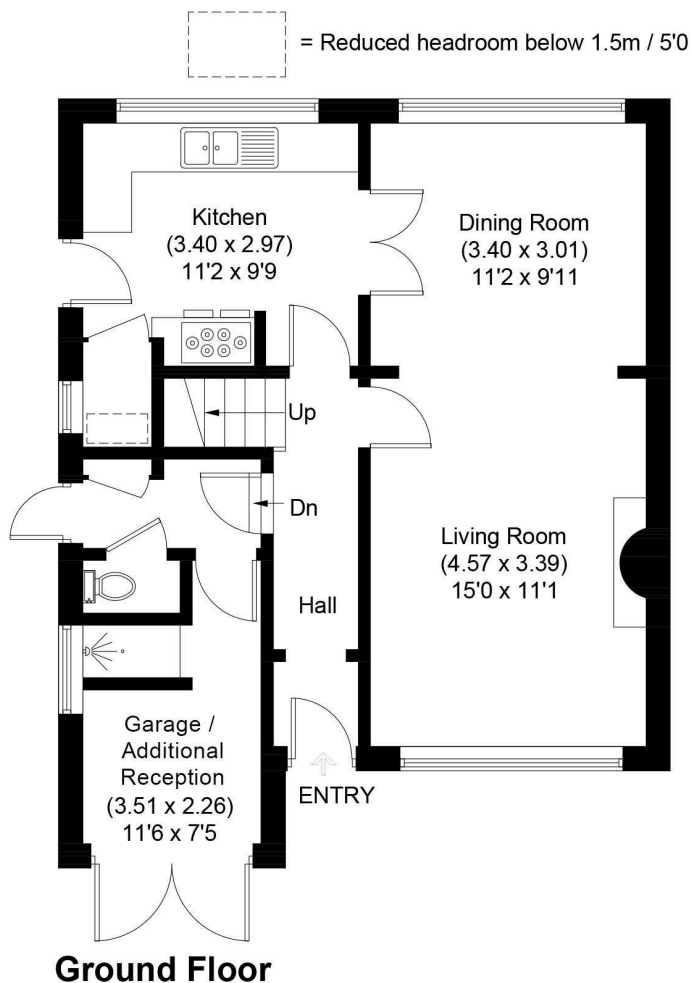


Illustration for identification purposes only, measurements are approximate, not to scale.



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