



£260,000

Granary Road, Stoke Heath, Bromsgrove B60 3QH

GUEST
ESTATE AGENTS

Well presented end terraced home
Popular, quiet cul de sac in Stoke Heath
Two bedrooms with fitted wardrobes
Wider plot with side access
Modern fitted kitchen
Spacious living room
Conservatory/dining room
Contemporary bathroom
West facing rear garden
Garage and driveway

A lovely two bedroom, end terrace home, quietly tucked away at the end of a cul-de-sac in the popular Stoke Heath area in Bromsgrove. The property benefits from a wider than average plot, off road parking, a garage, and a west facing rear garden, and is conveniently located close to excellent road networks and a range of amenities. This property strikes a balance between privacy, practicality, and lifestyle, qualities that consistently attract strong buyer interest.

Approached via a small front garden with established shrubs extending along the side boundary, the property benefits from a pleasant degree of separation thanks to its end-plot position and adjacent footpath. A step leads down to the front door, sheltered by an overhanging porch and a brick privacy wall, subtle but effective features that enhance both practicality and privacy.

Inside, the hallway provides an immediate sense of flow, with an open archway leading into the kitchen. Updated in 2019, the kitchen is fitted with a range of neutral wall and base units, complemented by wooden worktops. Integrated appliances include a fridge freezer, oven, hob, extractor, and washing machine, while a front facing window ensures good natural light.

Moving through, the living room offers a comfortable and well-proportioned space, with stairs rising to the first floor. Sliding patio doors open into a full width conservatory, currently used as a dining area, an increasingly desirable addition that effectively extends the ground floor living space and enhances versatility for entertaining or day-to-day use.

Upstairs, there are two bedrooms, both benefiting from fitted wardrobes, a feature that maximises usable space. The family bathroom has been finished in a modern style, featuring an L-shaped bath with shower over and a sleek glass screen, alongside a vanity unit providing useful storage.

The rear garden is a particular highlight. Being an end plot, it enjoys additional width compared to neighbouring homes, creating a more usable



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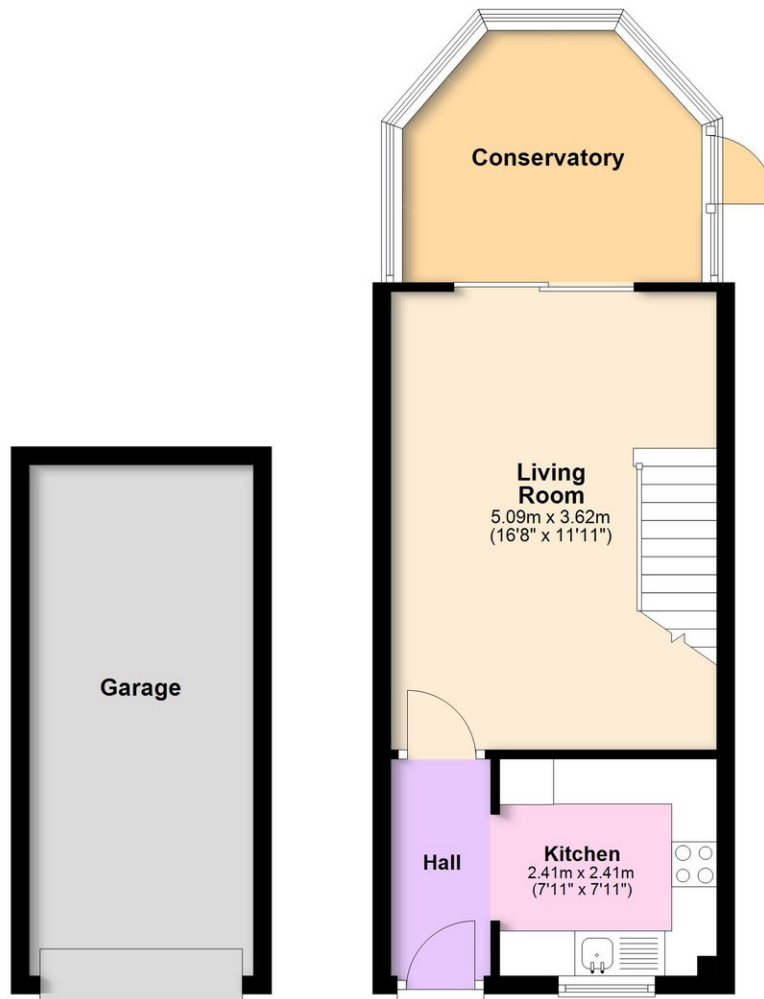
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Floorplan

Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)

The overall area includes the garage (the garage is not shown in its actual position). 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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