



£375,000 Offers Over
Kenyon Close, Bromsgrove B60 2DL

GUEST
ESTATE AGENTS

- Five bedroom semi-detached family home
- Quiet cul-de-sac position
- Set back from the road with driveway and garage
- Generous living room with bay window
- Separate dining room with garden access
- Integral access to garage
- Modern shower room with vanity unit
- Contemporary family bathroom with shower over bath

Tucked away at the end of a quiet cul-de-sac, five-bedroom, semi-detached home offers versatile accommodation ideal for growing families. With well-proportioned rooms, a generous rear garden and a layout that flows effortlessly between living spaces, the property provides both comfort and flexibility. Positioned within a consistently popular residential area close to schools, parks and everyday amenities, homes in this location are highly sought after, particularly those offering this level of space and potential.

This well-positioned family home occupies a pleasant spot at the end of Kenyon Close, offering a quieter setting with minimal passing traffic, an aspect that continues to appeal strongly to buyers. To the front, the property is set back from the road with a tarmac driveway providing off-road parking for two vehicles and leading to the garage. A small front garden with lawn, and a low dividing fence adds a welcoming approach.

Entry is via an enclosed double-glazed porch, which leads into the main hallway. To the left, the living room is a comfortable and inviting space, enhanced by a bay window that allows natural light to filter through. Double glazed doors lead from the living room into the dining room, creating a flexible layout that can be opened up for a more sociable feel or closed off for more defined living spaces. The dining room is a particularly generous size and benefits from a useful understairs cupboard, a window and sliding glazed doors that open directly onto the rear garden. This creates a strong connection between indoor and outdoor spaces, making it ideal for both everyday family life and entertaining.

Adjacent to the dining room is the kitchen, fitted with a range of matching wall and base units and incorporating an integrated oven, gas hob and extractor. The kitchen also benefits from a window overlooking the garden, a glazed door providing direct external access, and an integral door into



the garage, adding further practicality.

Upstairs, the property offers five bedrooms, providing excellent flexibility for larger families, home working or guest accommodation. Bedrooms one and two both include fitted wardrobes, while bedroom four benefits from an additional storage cupboard. The property is well served by two modern bath/shower rooms. The shower room has been updated in a contemporary style, featuring neutral tiling and a vanity unit with modern basin. The family bathroom is equally well presented, with neutral finishes, a pea-shaped bath, a sleek shower screen and shower over.

Externally, the rear garden features a large paved patio which sits directly behind the property, providing an ideal space for outdoor seating and dining. The garden then extends to a lawned area, with steps leading up to a second tier of lawn bordered by established plants, shrubs and trees. This tiered arrangement adds interest and creates multiple usable outdoor spaces, while also offering a good degree of privacy.

Kenyon Close is well positioned within a popular residential area of Bromsgrove, known for its family-friendly environment and convenient access to local amenities. The property is within easy reach of a number of well-regarded schools*, making it particularly attractive for families. There are also several nearby parks and green spaces, ideal for outdoor activities, walking and recreation.

Bromsgrove town centre is just a short distance away and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The area is also well served by transport links, with easy access to the M5 and M42 motorway networks, as well as Bromsgrove railway station providing direct services to Birmingham and Worcester.

* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.

Tenure: Freehold**

**The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.

Approx. Floor Area: 115.4 sq m (1241.9 sq ft)

For room measurements please refer to the floorplan.

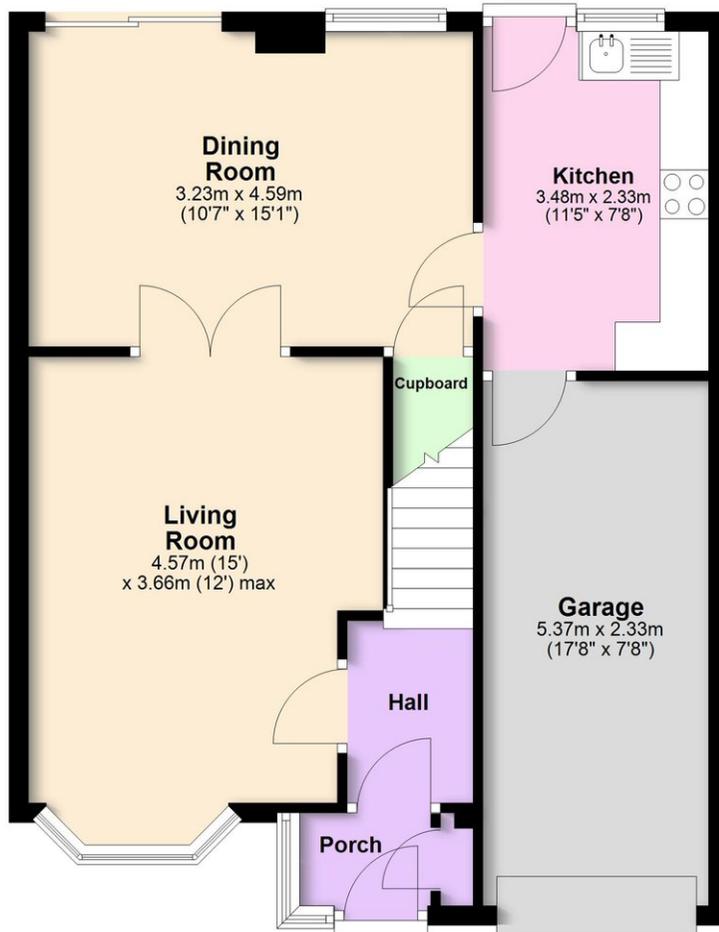




Floorplan

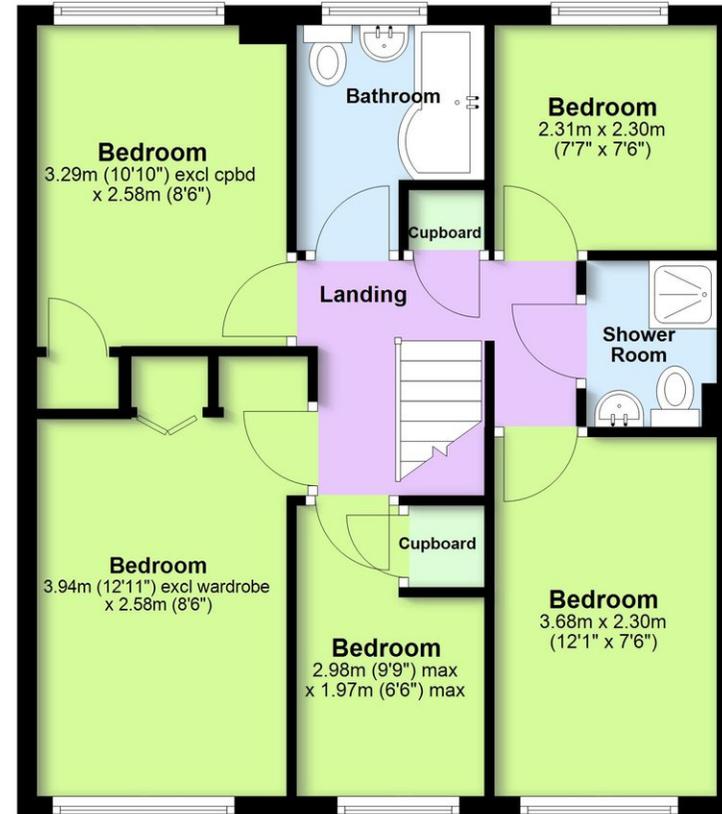
Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 115.4 sq. metres (1241.9 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.

Want to view this property?

Call us on 01527 306420, or email hello@guestestateagents.com

Property to sell?

Guest Estate Agents can offer you an outstanding level of service, successfully selling property in and around Bromsgrove. For a free valuation, call us on 01527 306420, or email hello@guestestateagents.com

Independent mortgage advice

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email hello@guestindependent.com to arrange an initial chat with no pressure or obligation.

Solicitor / Conveyancer

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

Lettings

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at www.douglaslettings.co.uk

Everything else

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

Our contact details

Phone: 01527 306420

Email: hello@guestestateagents.com

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

Disclaimer

You should not rely on statements made by Guest Estate Agents in these details, or by word of mouth, or in writing, as being factually accurate about the property, its condition, or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

