



£375,000 Offers Over
Worcester Road, Bromsgrove B61 7HP

GUEST
ESTATE AGENTS

Four bedroom, detached home
Fully refurbished to a high standard
Living room & dining room
Kitchen with integrated appliances
Conservatory with underfloor heating
Master bedroom with ensuite
Double garage with EV charger
Private parking behind property
South east facing rear garden
Full rewire when refurbished in 2018/19

Situated in a highly convenient position, close to Bromsgrove town centre, this beautifully refurbished, four bedroom detached home offers stylish and versatile living across a generous layout. Immaculately presented throughout, the property boasts high quality finishes, three reception rooms, a southeast facing garden, and a double garage with private parking and an EV charger, making it the ideal home for families or professionals seeking modern comfort in a prime location.

The property is set back from the road behind a low, brick retaining wall and a neatly gravelled front garden, with a block-paved pathway leading to the front door. To the side, a private driveway offers convenient access to the rear of the property, where you'll find a generous parking area in front of a detached, double brick-built garage featuring an electric remote-controlled door and an EV charging point. There is also access to the rear garden, next to the garage via a gate.

You enter the property via a large, enclosed double glazed porch and step into the bright and spacious living room with feature bay window providing a relaxing family space. There is an inner hallway, which houses a utility cupboard, the downstairs WC and a useful cupboard under the stairs, and leads you into the contemporary kitchen featuring a quartz worktop, integrated dishwasher, gas hob, extractor and oven, filter tap, and generous storage. There is a large archway that leads you into a separate dining room ideal for entertaining, which flows into the conservatory with underfloor



heating perfect for year round use and views over the garden. Upstairs, the property offers a master bedroom complete with a stylishly appointed en-suite bathroom and three further bedrooms served by a modern family shower room with a spacious freestanding shower with a modern glass enclosure and twin basins are elegantly set on a stylish vanity unit.

The south east facing garden enjoys plenty of morning and early afternoon sunshine, making it an ideal space for outdoor relaxation. A charming sandstone wall to the left adds character and privacy, while neatly paved pathways and patio areas offer a low-maintenance, practical layout. A small lawned section provides a touch of greenery, bordered by some established planting and fencing that encloses the space beautifully. This peaceful and private garden is perfect for al fresco dining, entertaining, or simply enjoying a tranquil moment outdoors.

Perfectly positioned in the heart of Bromsgrove, this property enjoys easy access to a wealth of local amenities. The property is within walking distance of Bromsgrove town centre, just 0.4 miles away, offering a variety of independent shops, high street retailers, cafés, pubs, and restaurants. For families, the area is well served by a selection of reputable schools, including South Bromsgrove High* and nearby Sanders Park offers green open space, leisure facilities, and events throughout the year. Excellent transport links make commuting straightforward, with Bromsgrove railway station just over a mile away, providing direct services to Birmingham, Worcester, and beyond. The M5 and M42 motorways are also easily accessible for those travelling by car.

Tenure: Freehold**

EPC Rating: D

Council Tax Band: D

Approx. Floor Area: 148.2 sq m (1595.7 sq ft)

Rear Garden Orientation (approx.): South East

For room measurements please refer to the floorplan.

* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission. **The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.





Floorplan

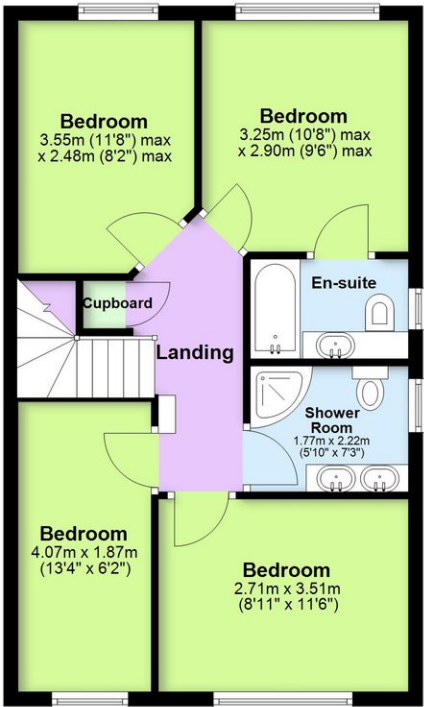
Ground Floor

Approx. 96.6 sq. metres (1039.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 148.2 sq. metres (1595.7 sq. feet)

Garage not in actual position. 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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