



**42 Churchfields Road**

Bromsgrove, B61 8ED

**Andrew Grant**

# 42 Churchfields Road

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**3 Bedrooms    2 Bathrooms    1 Reception Room**

A recently refurbished three bedroom semi-detached home with front and rear gardens, driveway and detached garage.

- Recently refurbished throughout, this three bedroom home provides well-arranged accommodation with scope for its new owners to add their personal touch.
- The ground floor brings together a spacious living room, separate kitchen and bathroom, creating a practical arrangement for everyday routines and time spent at home.
- Three first floor bedrooms include a generously proportioned primary bedroom with its own en suite shower room, complemented by two further bedrooms.
- Front and rear gardens provide established outdoor space, with a lawn and mature hedging to the frontage and paved and gravelled areas behind the home.
- A driveway supplies off-road parking and leads to a detached garage, adding valuable space for secure parking or storage according to requirements.
- Churchfields Road offers a residential setting within Bromsgrove, placing the home within reach of the town's amenities, schools and wider transport connections.

**929 sq ft (86.3 sq m)**





## The kitchen

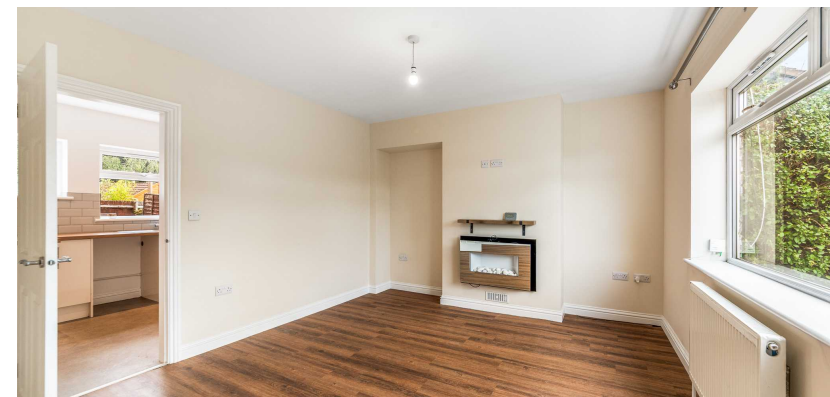
Designed as a practical space for preparing meals, the kitchen is arranged around two sides with a comprehensive range of cabinetry and work surfaces. The fitted appliances include an oven, hob and extractor, while a sink is positioned beneath one of the rear windows. A doorway leads towards the rear garden through an inner hallway and another door connects the kitchen directly with the living room.





## The living room

Forming the principal reception space, the living room offers ample room to establish areas for relaxation and dining. A broad window extends across the front elevation, while a wall-mounted fire creates a focal point within the room. Direct access to the kitchen supports an easy relationship between the main ground floor living spaces.







## The primary bedroom

Offering generous proportions for use as the principal bedroom, this room provides ample space for a double bed and accompanying storage. A broad window faces the front of the home, while direct access to the adjoining en suite adds everyday convenience.







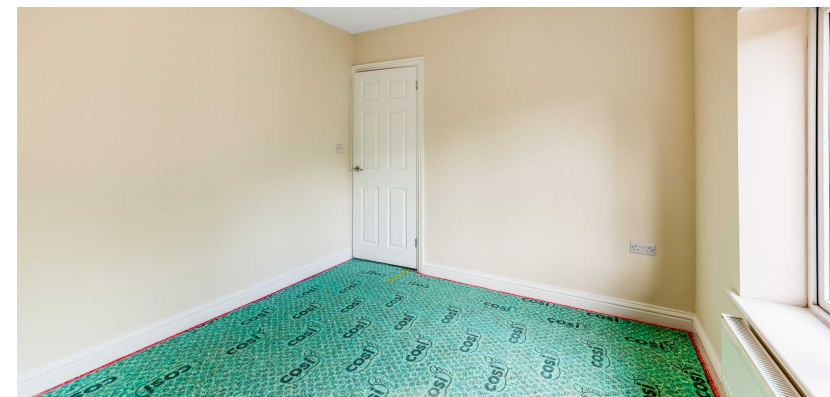
## The primary en suite

Complementing the principal bedroom, the en suite provides dedicated shower facilities within a compact and clearly arranged space. The suite comprises an enclosed shower, WC and wash basin, with a window providing ventilation. Its direct connection with the bedroom separates these facilities from the main bathroom on the ground floor.



## The second bedroom

Providing further double accommodation, the second bedroom offers a comfortable setting for a family member or overnight guest. Its proportions allow space for a bed and additional bedroom storage, while a window overlooks the rear of the home.





## The third bedroom

Adding flexibility to the first floor, the third bedroom offers a range of possible uses to suit changing household requirements. A rear-facing window complements the straightforward arrangement, with the available proportions providing space for the essentials.





## The bathroom

Providing the main bathing facilities, the bathroom is arranged on the ground floor close to the kitchen and sider entrance. The suite includes a bath with shower above, a WC and wash basin. Tiling surrounds the room, while a window positioned above the suite assists with ventilation.



## The front and rear gardens

Established hedging encloses the lawned front garden and provides a defined approach to the home. To the rear, paved and gravelled sections create space for outdoor seating and straightforward maintenance. Fencing marks the visible edges of the rear garden, while a gated route connects with the driveway and garage.



## The driveway and parking

Approached from Churchfields Road, the driveway provides off-road parking and continues alongside the home towards the detached garage. The garage is fitted with an up-and-over door and offers useful space for secure parking or storage.



## Location

Churchfields Road occupies an established residential setting within Bromsgrove. The town provides a broad selection of shops, supermarkets and everyday services alongside leisure and community facilities. A choice of schools serves families across the surrounding area, while local transport connections support travel around the town and to neighbouring centres. Bromsgrove is also well placed for access to the wider road network and regional rail services. The combination of residential surroundings and access to amenities makes the location suitable for a range of household requirements.

## Services

The property benefits from mains gas, electricity, 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, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

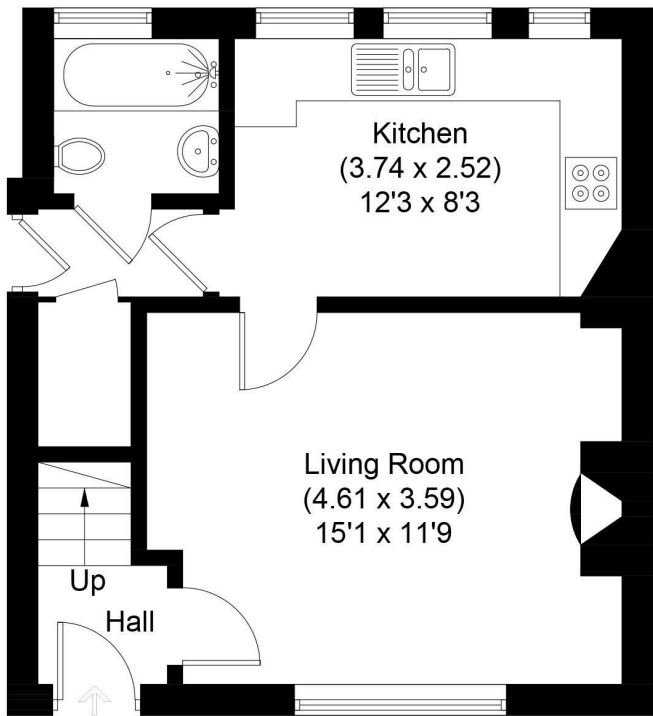
## Council Tax

The Council Tax for this property is Band C.

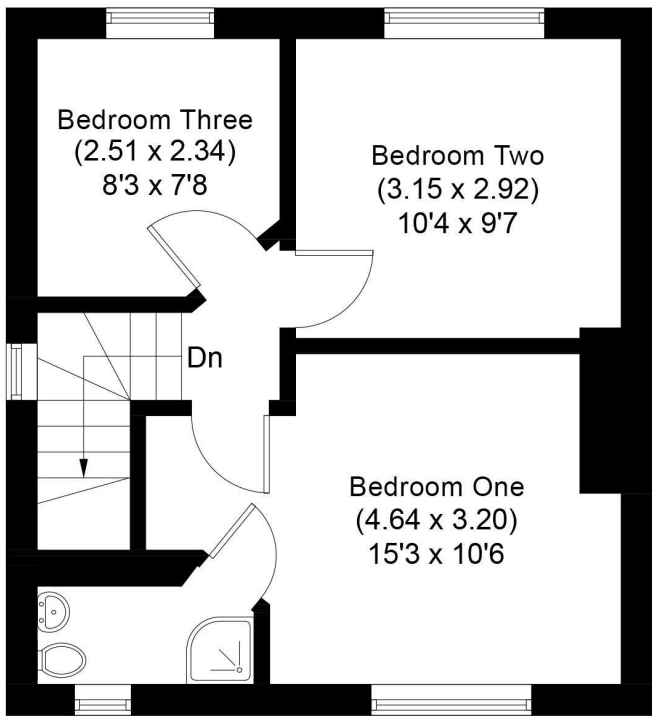


# Churchfields Road

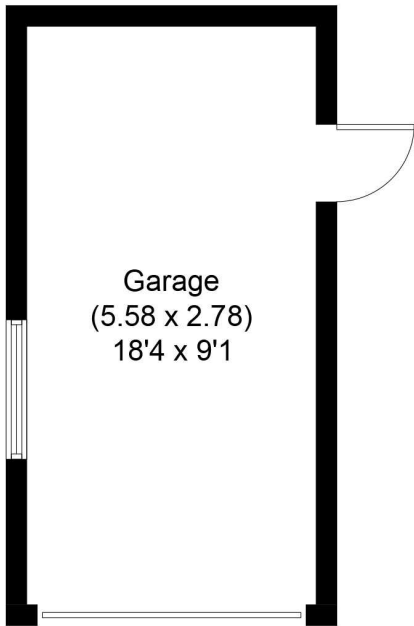
Approximate Gross Internal Area  
Ground Floor = 35.3 sq m / 380 sq ft  
First Floor = 35.3 sq m / 380 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 86.3 sq m / 929 sq ft



ENTRY  
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 72 C    | 87 B      |

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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