



£0

Farmers Road, Bromsgrove, Worcestershire

**GUEST**  
ESTATE AGENTS



Beautifully presented semi-detached home  
Three bedrooms  
Stylish interior décor throughout  
Spacious living room with focal fireplace  
Contemporary kitchen with integrated appliances  
Solid engineered wood flooring downstairs  
Stunning, modern bathroom with designer finish  
West facing rear garden with excellent privacy

Located in Stoke Heath in Bromsgrove, this beautifully presented three bedroom semi-detached home offers stylish, move-in ready accommodation paired with a private west facing garden and tasteful interiors throughout. Thoughtfully updated and impeccably maintained, the property blends modern comforts with a warm, welcoming feel, making it an ideal choice for families, first-time buyers or those looking for a home that requires little to no work.

To the front there is convenient, allocated parking for two cars. The property is approached via the front entrance leading into a welcoming hallway, which provides access to the principal ground floor rooms. To the front sits a generously proportioned living room featuring a large window that floods the space with natural light, a focal fireplace with hearth, and a useful understairs storage cupboard. Solid engineered wood flooring adds a sense of quality and continuity, flowing seamlessly through into the kitchen diner.

To the rear, the kitchen diner is both practical and sociable, fitted in 2021 with a modern range of units and integrated appliances including a dishwasher, washing machine, oven, electric hob and extractor. Two windows and a glazed door provide excellent natural light and direct access to the garden, enhancing the indoor-outdoor connection.

Upstairs, the property offers three bedrooms, two of which benefit from fitted wardrobes, providing excellent storage solutions. The bathroom is a true highlight, finished in a striking contemporary style with rich tiling, crisp white sanitaryware and sleek matte black fittings, creating a sophisticated and inviting space.

Outside, the west facing rear garden enjoys a particularly private outlook thanks to mature trees beyond the boundary, ensuring there are no properties directly behind. A paved patio area sits adjacent to the house, ideal for outdoor dining, with a step up, leading to a lawn bordered by charming cottage-style planting. Stepping stones guide you to a garden shed, and convenient side access makes everyday tasks such as bin access and garden maintenance easy.

The property is within easy walking distance of local supermarkets, a post



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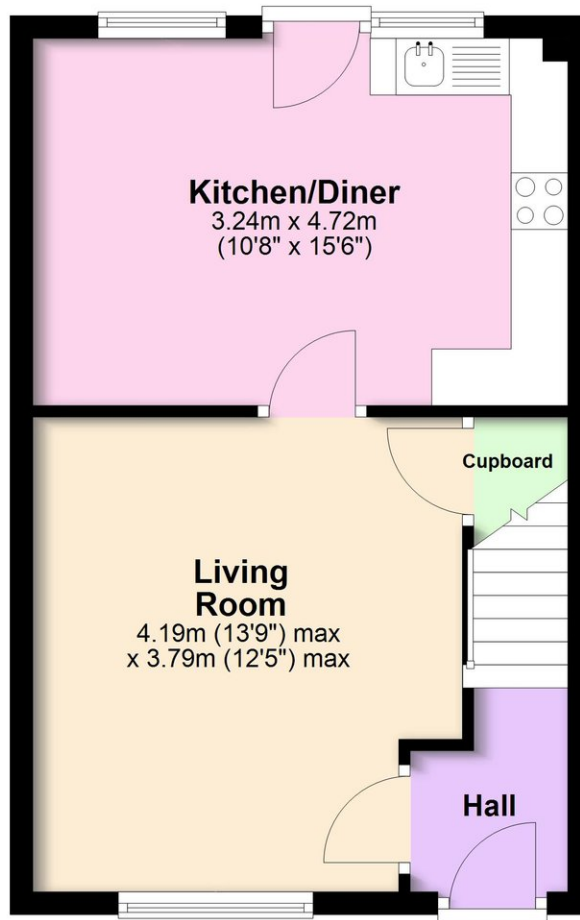
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# Floorplan

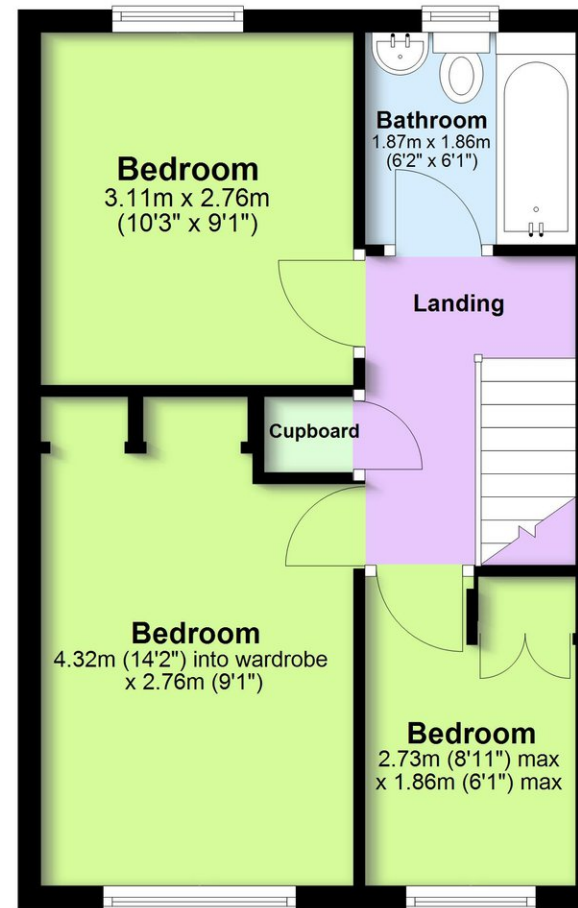
## Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



**Total area: approx. 71.1 sq. metres (765.1 sq. feet)**

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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Call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

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### **Our contact details**

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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.

