



109 New Road
Bromsgrove, B60 2LJ

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

Period property on sought-after New Road offering spacious rooms, large garden, ample parking and scope to further enhance the home.

- Period home with three bedrooms, two bathrooms and two reception rooms
- Elegant living and dining spaces with bay windows, fireplace and built-in bookcases flowing to the garden
- Sizeable established garden on a double plot with paved terrace, level lawn and mature hedging
- Extensive gravelled driveway and parking for multiple vehicles framed by tall evergreen hedges
- Prime position on New Road near Aston Fields, within easy reach of the train station, town centre and schools

Occupying a generous plot on the popular New Road, this attractive period property offers balanced accommodation across two reception rooms, a fitted kitchen, glazed conservatory and three bedrooms served by a family bathroom and en-suite. The house has been well maintained and there is excellent scope to reconfigure or extend (subject to permissions). Outside are expansive gardens and a gravel driveway providing extensive off-road parking. The location is convenient for the railway station, town centre and schools and sits within a popular gentrifying district.

1498 sq ft (139.2 sq m)





The kitchen

Fitted with a range of traditional wooden wall and base units, the kitchen offers generous storage and preparation space alongside a double oven with hob. A tiled floor ensures easy upkeep, and there is a sink set beneath an arched opening that looks through to the conservatory. A side window provides extra daylight and ventilation, while a door links directly to the hallway.





The living room

A bay-fronted reception room that serves as the main sitting area and flows into the adjoining dining room. A period-style fireplace with carved wooden surround forms an attractive focal point. To the rear, an open archway leads through to the dining room, where a sliding patio door opens directly onto the terrace and built-in bookcases provide display and storage.





The dining room

This adaptable reception space is ideal for dining or entertaining. Built-in shelves and cupboards line one wall, providing useful storage, and wide glazed sliding doors connect the room to the patio and garden beyond.



The conservatory

The glazed conservatory extends along the rear of the property and offers views over the garden. It features a pitched glazed roof and tiled floor, with French doors opening out onto the patio. From here there is additional storage and an arched serving hatch connects through to the kitchen, offering potential to create a larger kitchen diner (subject to consent).



The hallway

The welcoming hallway acts as the central spine of the house with doors to the reception rooms, kitchen, a useful cloakroom and convenient downstairs WC with wash basin. A carpeted staircase with painted balustrade rises to the first floor, and half-height panelled walls with a dado rail add character.



The primary bedroom and en suite

This generous double bedroom enjoys a rear-facing window and a built-in alcove shelving unit for books and ornaments. There is also access to a large walk-in wardrobe. A dedicated en-suite shower room is fitted with a glazed shower enclosure, vanity basin and WC.





The second bedroom

Another spacious bedroom located at the front of the house. It is centred around a wide bay window and benefits from built-in shelving and wardrobes to one side, creating a useful work or dressing space.



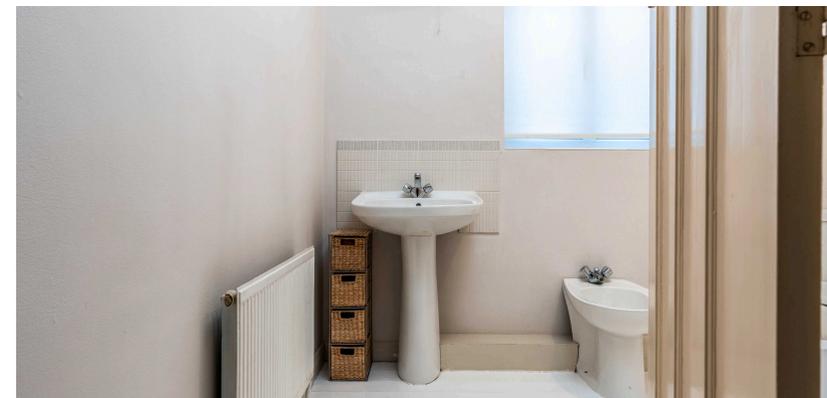
The third bedroom

Positioned at the rear, this comfortable bedroom is well suited to guests, family or use as a home office. It includes a window overlooking the garden and a fitted wall shelf for books or display.



The bathroom

Serving the second and third bedrooms, the family bathroom contains a three-piece suite comprising a panelled bath with mixer tap and handheld shower, a separate WC and a bidet. A pedestal wash basin sits next to an obscured glazed window.





The garden

The house sits on a generous double plot with an established rear garden. An extensive paved terrace provides plenty of space for outdoor dining and entertaining, and beyond is a large level lawn flanked by mature hedging, shrubs and specimen trees for privacy. There is also a timber garden shed and gated access to the driveway.







The driveway and parking

To the front of the property a sweeping gravelled driveway is enclosed by tall evergreen hedging and offers extensive off-road parking for several vehicles. The red brick and white rendered façade with bay windows provides a charming approach with a high degree of privacy.

Location

Bromsgrove is a thriving market town in Worcestershire offering a wide range of shops, eateries and services. This property enjoys a prime position on New Road close to the popular village centre of Aston Fields, which is seeing considerable investment and improvement. Residents benefit from a rail station within a five-minute walk and the town centre is around ten minutes away, providing high-street shopping and supermarkets. There is a good selection of schooling for all ages in the area, and the nearby M5 and M42 motorways offer convenient road connections. Access to parks, open countryside and recreational facilities contribute to the area's enduring appeal.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, Vodafone, EE and Three (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.

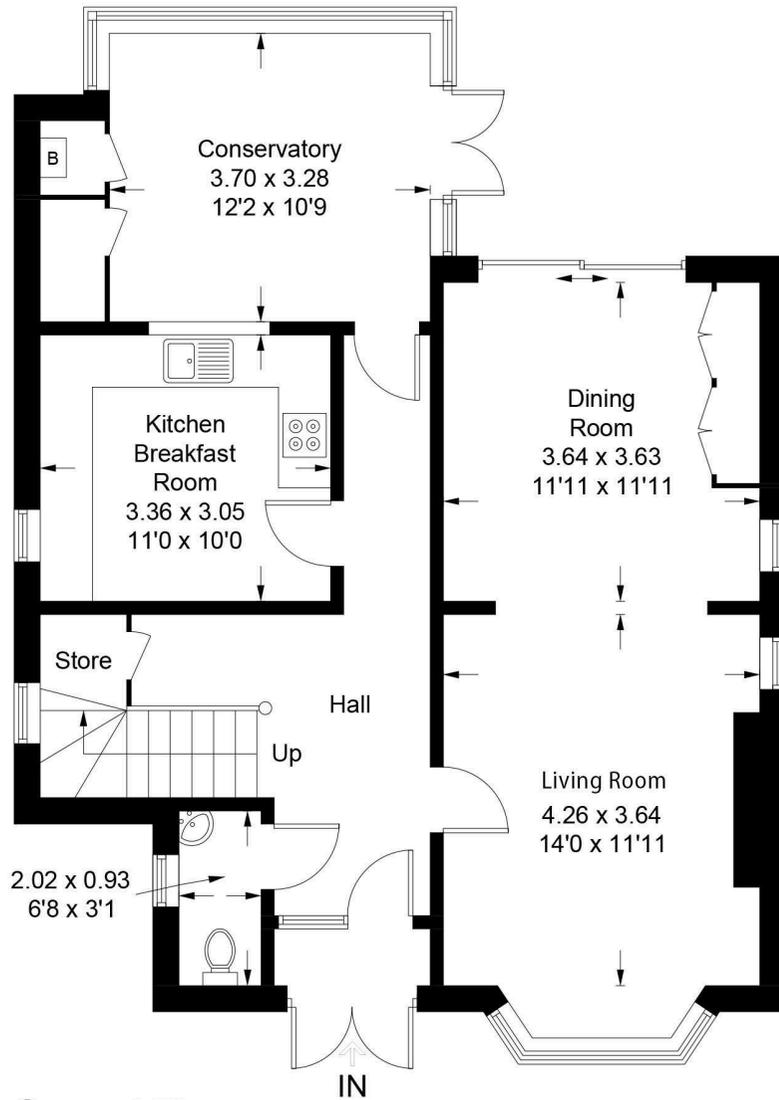
Council Tax

The Council Tax for this property is Band E

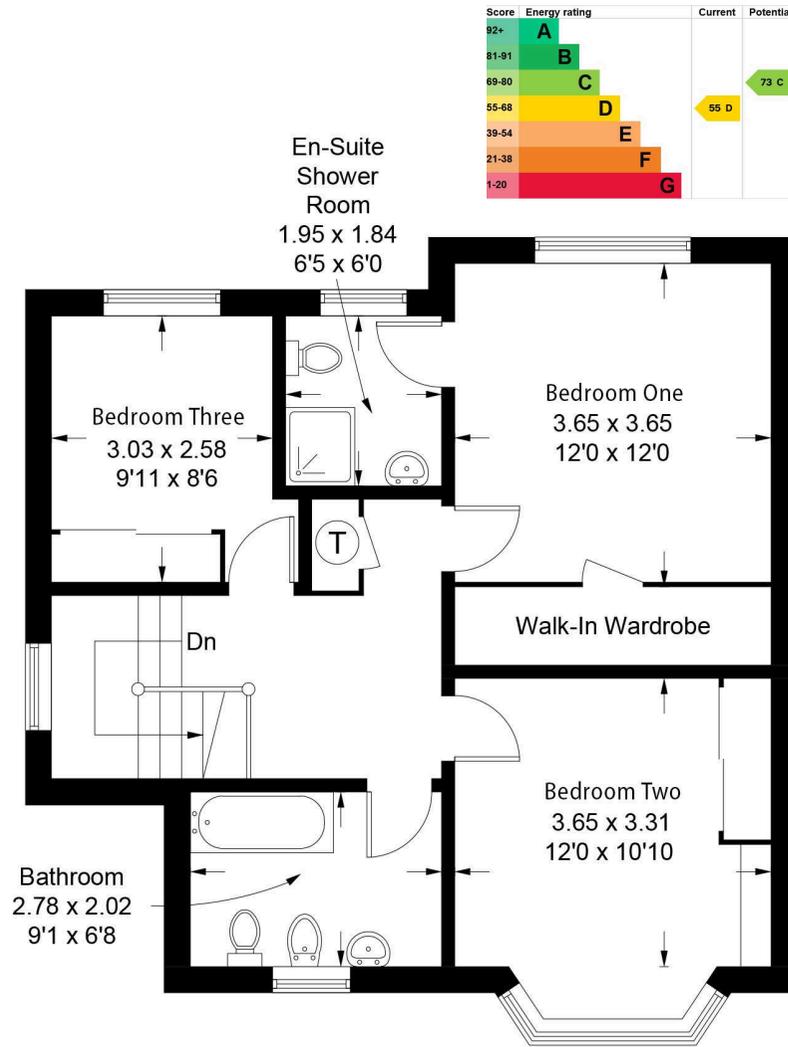


109, New Road, Bromsgrove

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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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