



**£400,000 Offers Over**  
Royal Worcester Crescent, Bromsgrove B60 2TJ

**GUEST**  
ESTATE AGENTS

Immaculate three bedroom end terrace  
Sought after Oakalls development  
Quiet, private end position on a small side road  
Driveway for up to 4 cars  
Three reception rooms  
Stunning refitted kitchen/diner with island  
Stylish interior design with contemporary finishes  
Master bedroom with fitted wardrobes & ensuite  
Excellent access to Aston Fields & train station  
In catchment for sought after schools\*

Tucked away at the end of a small side road off Royal Worcester Crescent, this beautifully presented three bedroom end terrace home offers a wonderful combination of privacy, style and space. Positioned on an end plot with established hedging screening the property from the Oakalls' popular footpath and cycle route, the setting feels noticeably quieter and more secluded than many similar homes. Inside, the current owners have made bold and confident design choices, creating a truly standout home with a strong sense of personality, style and quality throughout.

Set back from the road, the property enjoys immediate kerb appeal with a generous driveway providing parking for up to four vehicles, a lawned frontage and a pathway leading to the front door beneath an overhead canopy.

You enter into a welcoming hallway with a convenient downstairs WC before stepping into the first of three reception rooms, the beautifully styled living room. This space has been expertly colour drenched in a rich, sumptuous deep blue, with matching wall panelling creating a luxurious and cohesive feel. A bay window allows excellent natural light, while the fireplace with gas fire provides an attractive focal point. Practical LVT flooring completes the room perfectly.

From here, you move through to the impressive kitchen/diner, comprehensively updated in 2023 and undoubtedly one of the home's standout features. The contemporary fitted kitchen features



deep blue cabinetry paired with crisp white walls, white tiling and striking quartz worktops, creating a bold yet timeless contrast. Integrated appliances include a double oven, microwave, dishwasher, double fridge, double freezer, induction hob and washing machine, while the instant boiling tap adds an extra touch of everyday luxury. A central island with breakfast bar and feature lighting above creates a superb social hub for family life and entertaining, while two modern vertical radiators enhance the sleek finish.

At the rear, patio doors lead directly into the conservatory, extending the living space further and providing lovely garden views. Off the kitchen, the garage conversion completed two years ago has created a fantastic additional reception room that offers exceptional flexibility. Currently used as a stylish family space, it features contemporary oak slatted wall detailing, dual aspect glazing and patio doors onto the garden, allowing the room to feel wonderfully light and connected to the outside. Black Crittall-style doors open back into the kitchen, beautifully complementing the black fittings and creating a strong architectural feature.

The entire ground floor has been thoughtfully designed to feel contemporary, cohesive and highly functional, ideal for modern living.

Upstairs, the same attention to detail continues. The principal bedroom is particularly impressive, fully colour drenched in a rich deep teal across both walls and ceiling, with statement panelling creating a luxurious boutique-hotel feel. Warm oak coloured furniture and door soften the palette beautifully, and the room offers fitted wardrobes along with its own ensuite shower room. There are two further well-proportioned bedrooms, a modern family bathroom and a large storage cupboard from the landing, adding valuable practicality.

Outside, the rear garden is another major advantage of this end plot position. Larger than many neighbouring gardens, it extends to the side and offers excellent outdoor space for families, entertaining



doors, a generous lawn and an established tree providing attractive dappled shade and maturity to the space.

The Oakalls remains one of Bromsgrove's most consistently popular residential developments, particularly with buyers seeking strong school catchments\*, excellent commuter access and a genuine community feel. The dedicated footpath and cycle path that encircles the development provides safe and convenient access throughout the estate and beyond, ideal for families, dog walkers and commuters alike.

The thriving centre of Aston Fields is close by, offering an excellent range of independent cafes, bars, restaurants and everyday amenities, while Bromsgrove railway station provides direct rail links for Birmingham and Worcester commuters. Local parks, green spaces and well-regarded schools\* further enhance the area's appeal.

Properties on this quieter end section of Royal Worcester Crescent, particularly those presented to this standard, attract strong attention quickly. For buyers looking for a home with genuine style, extra living space and a highly desirable location, this is a particularly rare opportunity.

\* 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: 100.7 sq m (1084.4 sq ft)  
For room measurements please refer to the floorplan.

EPC Rating: C  
Council Tax Band: D  
Rear Garden Orientation (approx.): East

We are legally required to obtain and hold identification, proof of address and proof of funds for all buyers once your offer has been accepted on a property. Unless we have seen original documents, we will use GDPR compliant electronic ID checks to verify a person's identity and documents. Unlike many agents we are not currently charging a fee to carry out these checks.

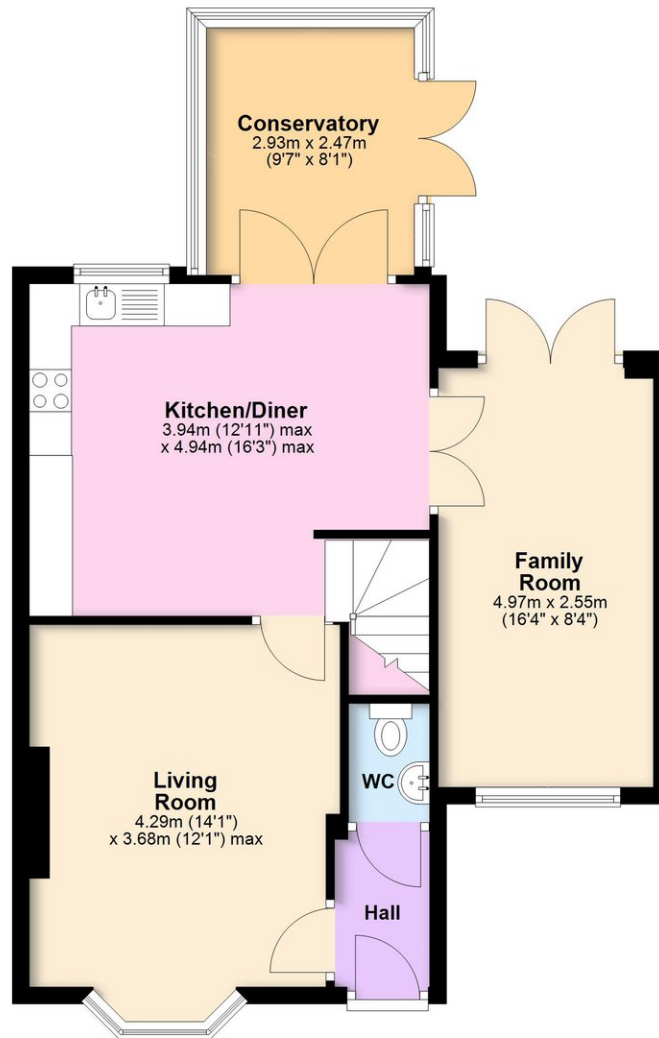




# Floorplan

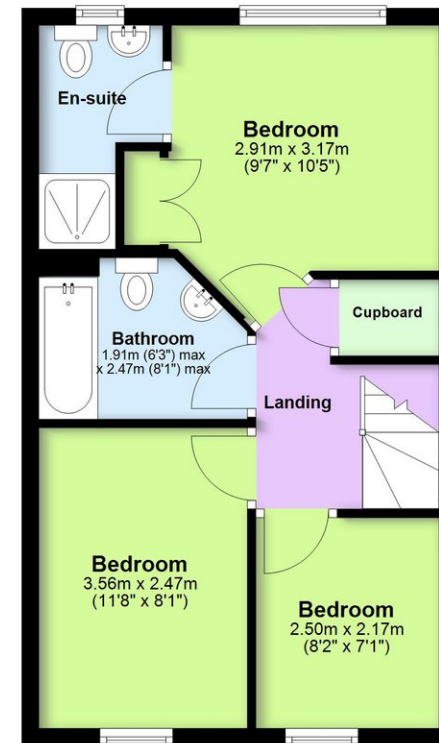
## Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 100.7 sq. metres (1084.4 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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### **Our contact details**

Phone: 01527 306420

Email: [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

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

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