



**£550,000**

Rutherford Road, Bromsgrove B60 3SA

**GUEST**  
ESTATE AGENTS

Immaculately presented four bedroom detached home  
Generous plot with excellent kerb appeal  
Spacious living room with bay window  
Separate study and downstairs WC  
Kitchen and utility room  
Large open plan dining/family room  
Bi-fold doors into a bright conservatory  
Master bedroom with fitted wardrobes and ensuite  
Detached double garage with loft room above  
Block paved driveway with ample parking

Occupying a generous plot in the sought after Aston Fields area of Bromsgrove, this immaculately presented four bedroom detached home offers exceptional living space and versatility for modern family life. With beautifully maintained interiors, a spacious and flexible layout, and a superb garden, this property is further enhanced by a detached double garage with potential for conversion (STPP), making it a rare and exciting opportunity.

On entering the home, you are greeted by a welcoming entrance hall which flows into a spacious inner hallway. To the front, a beautifully presented living room with bay window and feature fireplace creates an inviting space to relax and there is also a separate study, perfect for working from home, as well as a convenient downstairs WC. The kitchen, fitted with a range of units, seamlessly connects to the utility area where there is an external door to the side of the property. The kitchen extends into a lovely open plan dining/family room. This generous space features bi-fold doors that open into a bright conservatory, making the entire area a perfect hub for entertaining and family life.

Upstairs, there are four bedrooms, the master bedroom benefiting from fitted wardrobes and an ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home occupies a large plot with a beautifully maintained rear garden featuring a generous lawn, established planting, and a large patio area for outdoor dining. To the front, a block-paved driveway provides ample off road parking



and leads to a detached double garage, complemented by a lawn and ornamental tree that enhances the property's kerb appeal. Above the garage is a loft room, already plastered and with two skylights, offering excellent potential to convert into additional living space, subject to planning permissions.

Aston Fields is one of Bromsgrove's most sought after locations, offering a wonderful balance of community atmosphere, excellent local amenities, and superb transport links. The area is well known for its welcoming feel, with a variety of independent cafés and restaurants. For commuters, Bromsgrove train station is within easy reach, just 0.6 miles away, providing direct services to Birmingham, Worcester, and beyond, while the nearby road network includes easy access to the M5 and M42. Families are particularly drawn to Aston Fields for its highly regarded schools and the abundance of parks and green spaces close by.

Tenure: Freehold\*

EPC Rating: TBC

Council Tax Band: E

Approx. Floor Area: 186.4 sq m (2006.5 sq ft)

Rear Garden Orientation (approx.): North East

For room measurements please refer to the floorplan.

\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.

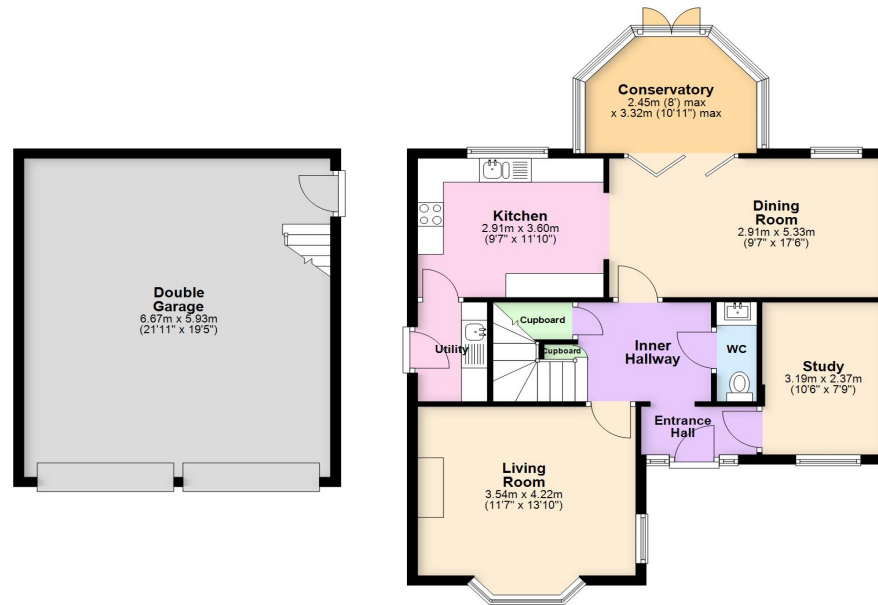




# Floorplan

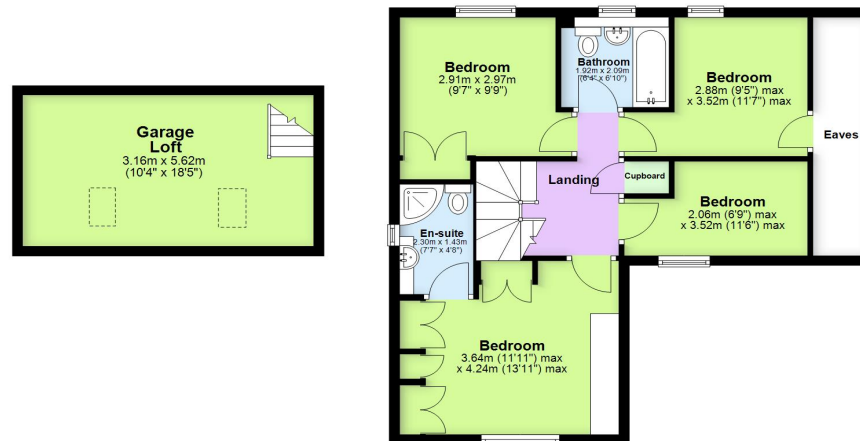
## Ground Floor

Approx. 113.4 sq. metres (1221.1 sq. feet)



## First Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



Total area: approx. 186.4 sq. metres (2006.5 sq. feet)

Garage not in actual position. Overall area includes the garage, garage loft and conservatory, it does not include the eaves storage. 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**

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