



£425,000

Barley Croft, Stoke Heath, Bromsgrove B60 3QG

GUEST
ESTATE AGENTS

Spacious four bedroom detached family home
Cul de sac location with no properties behind
Private block paved driveway for three vehicles
Car port and garage
Separate dining room with attractive bay window
Large rear living room with patio doors
Downstairs shower room with WC and basin
Private south west facing rear garden
Argon filled double glazed windows installed in 2022
Combi boiler replaced 2022

Tucked away at the end of a quiet cul-de-sac in the desirable Stoke Heath area of Bromsgrove, this spacious four bedroom detached home offers generous living accommodation, a private driveway for several vehicles and a sunny south west facing garden. The property enjoys a particularly private position, set back from the road with a sweeping block paved driveway leading to a car port and garage. With well-proportioned rooms, excellent natural light throughout and a layout that works perfectly for modern family living, this home offers both comfort and practicality in a location that consistently proves popular with buyers.

The property enjoys an enviable position at the end of Barley Croft, a quiet residential cul-de-sac within the popular Stoke Heath area. Set back from the road, the home is approached via a generous block paved driveway which sweeps up to the car port and garage, providing parking for up to three vehicles. To the right side of the property, a gated pathway offers convenient access to the rear garden, making garden maintenance and everyday access particularly practical.

The home is entered at the side, sheltered from the elements via the car port, into a welcoming hallway that provides access to all of the ground floor accommodation. Immediately to the right is the kitchen, a bright and practical space benefitting from dual aspect windows that allow natural light to flow in from two directions. The kitchen includes an integrated hob and oven that were replaced approximately twelve months ago.

Positioned at the front of the property is the dining room, which features a large bay window creating a pleasant outlook and providing a lovely space for both everyday dining and entertaining. At the end of the hallway is a useful ground floor shower room, comprising a shower, WC and basin, adding valuable flexibility for busy households or visiting guests. The living room is located to the rear of the property and is particularly impressive in size. This bright and welcoming room enjoys a south west facing aspect and is filled with natural light thanks to patio doors with additional glazed side panels, along with a further large window. A mantelpiece with electric fire provides a focal point, while the layout creates an ideal setting for relaxing or socialising with family and friends. The room flows naturally towards the garden, enhancing the connection between indoor and



outdoor living.

Upstairs, a generous central landing leads to four well-proportioned bedrooms, each benefiting from large windows which create light and airy spaces. The principal bedroom includes fitted wardrobes providing useful built-in storage and there is a family bathroom.

The property has also benefitted from several practical upgrades. All windows were replaced in 2022 with high efficiency argon-filled double glazing, improving the home's thermal performance and energy efficiency. In addition, the combi boiler was replaced approximately four years ago.

Outside, the south west facing rear garden provides an attractive and private outdoor space. An extensive patio area runs directly from the rear of the house, offering an ideal spot for outdoor seating and entertaining. The garden then opens out to a large lawn bordered by flower beds along the fencing, creating a pleasant and well balanced garden that can be enjoyed throughout the warmer months.

Stoke Heath is a highly regarded residential area on the edge of Bromsgrove, popular with families and professionals thanks to its blend of quiet neighbourhoods, green spaces and convenient amenities. Residents benefit from nearby parks and open spaces ideal for walking, cycling and outdoor activities. A selection of popular local pubs and eateries can also be found within the surrounding area, adding to the community feel of Stoke Heath.

The property is within easy reach of Bromsgrove town centre which offers a wide range of shops, supermarkets, restaurants and leisure facilities. There are also several well-regarded schools nearby, making the area particularly appealing for families. For commuters, the location provides excellent transport links with convenient access to the M5 and M42 motorway networks, as well as Bromsgrove railway station which offers direct services to Birmingham and Worcester.

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: 112.8 sq m (1214.6 sq ft)

For room measurements please refer to the floorplan.

Council Tax Band: D

EPC Rating: D

Rear Garden Orientation (approx.): South West





Floorplan

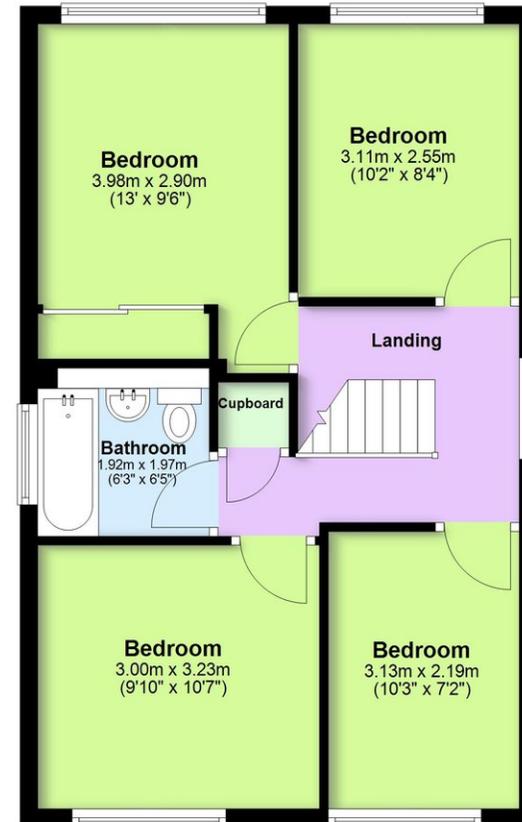
Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 112.8 sq. metres (1214.6 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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