



£525,000

Rutherford Road, Bromsgrove B60 3SA

GUEST
ESTATE AGENTS

Stylish and sophisticated detached home
Quiet position within a highly desirable development
Beautifully presented throughout, ready to move into
Four bedrooms & plentiful storage
Master bedroom with ensuite
Spacious kitchen/diner with bifold doors
Living room with bay window & feature decor
Downstairs cloakroom and utility
Driveway and integral garage
South west facing landscaped rear garden

Positioned on an attractive private side road leading off Rutherford Road, in Aston Fields, this beautifully presented four bedroom detached home forms part of Redrow's highly regarded New Heritage Collection. Overlooking a pleasant green area and enjoying a quieter, more secluded setting, along with stylish interiors and a thoughtfully designed layout, this property offers a rare opportunity to secure a modern family home in one of Bromsgrove's most desirable residential locations. Early viewing is strongly advised.

Set back from the block paved private road, the property immediately impresses with its charming frontage, combining a neat lawn with an established shrub border that enhances its kerb appeal. The outlook across the green area to the front, further elevates the setting, creating a sense of space and openness that is particularly appealing.

A tarmac driveway provides parking for two vehicles, alongside an integral garage, while a side pathway and gate, offer convenient access to the rear garden, ideal for both practical day-to-day use and garden maintenance.

A canopy porch leads into a welcoming and contemporary hallway, where the quality of finish is immediately apparent. The ground floor benefits from neutral wood-effect Karndean flooring throughout (with carpet in the living room), creating a cohesive and modern feel. To the right, the living room is both elegant and inviting, featuring a large bay window that fills the space with natural light. A feature fireplace with electric fire provides a focal point, complemented by a striking, contemporary feature wall that adds warmth and personality to the room.

Moving through the hallway, there is a useful understairs storage cupboard and an additional cupboard/pantry as you enter the impressive kitchen/diner, a space clearly designed for modern living. The kitchen is fitted with a range of white wall and base units, complete with integrated dishwasher, double oven, fridge freezer and gas hob with extractor. A window above the sink enhances the natural light, while the aluminium bifold doors (installed 2024) open directly onto the garden, creating a seamless connection between indoor and outdoor space, particularly appealing during the warmer months.



The dining area offers ample space for entertaining and family dining, with a door providing internal access to the garage. Off the dining area, the utility room adds further practicality, with space for laundry appliances, an additional sink, extra storage and a second external door to the garden. A downstairs WC with window completes the ground floor.

Upstairs, the sense of space continues with a generous landing, enhanced by a full height storage cupboard with shelving. All four bedrooms are beautifully presented, offering flexibility for family life, home working or guest accommodation. The principal bedroom mirrors the bay window design of the living room below, creating a light and airy space, further enhanced by fitted wardrobes and a well-proportioned ensuite shower room. The second bedroom also benefits from fitted wardrobes, while the remaining rooms are equally well-sized. The family bathroom is finished in a contemporary style, featuring a bath with plumbed-in shower and sleek glass screen.

The south west facing rear garden has been thoughtfully landscaped with a lawn, raised beds and established planting along the boundaries, creating a space that feels inviting. Immediately outside the bifold doors is a high-quality Millboard composite decking area, perfect for outdoor dining and entertaining and a paved patio beyond leads to a garden shed, adding further functionality.

Located in the desirable Aston Fields area of Bromsgrove, this home benefits from excellent transport links, including Bromsgrove railway station just a short walk away, as well as highly regarded schools*, local amenities, and a vibrant community feel. The canal towpath is a short distance from the property and is very popular with walkers as it offers a panorama of the open countryside, and Bromsgrove rugby, cricket, hockey and tennis clubs are also all located in Aston Fields.

With its sophisticated design, thoughtful layout and overall lifestyle offering, this home is ready to impress. Early viewing is advised to fully appreciate what is on offer.

* 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.

Service charge: £220 per year

Approx. Floor Area: 132.7 sq m (1427.8 sq ft)

For room measurements please refer to the floorplan.

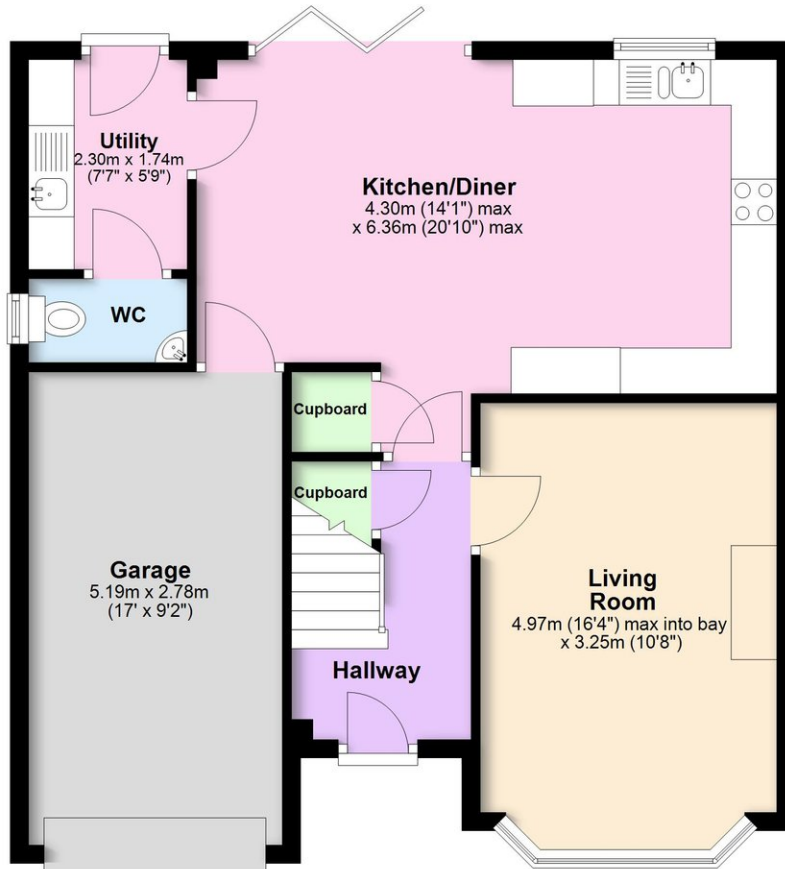




Floorplan

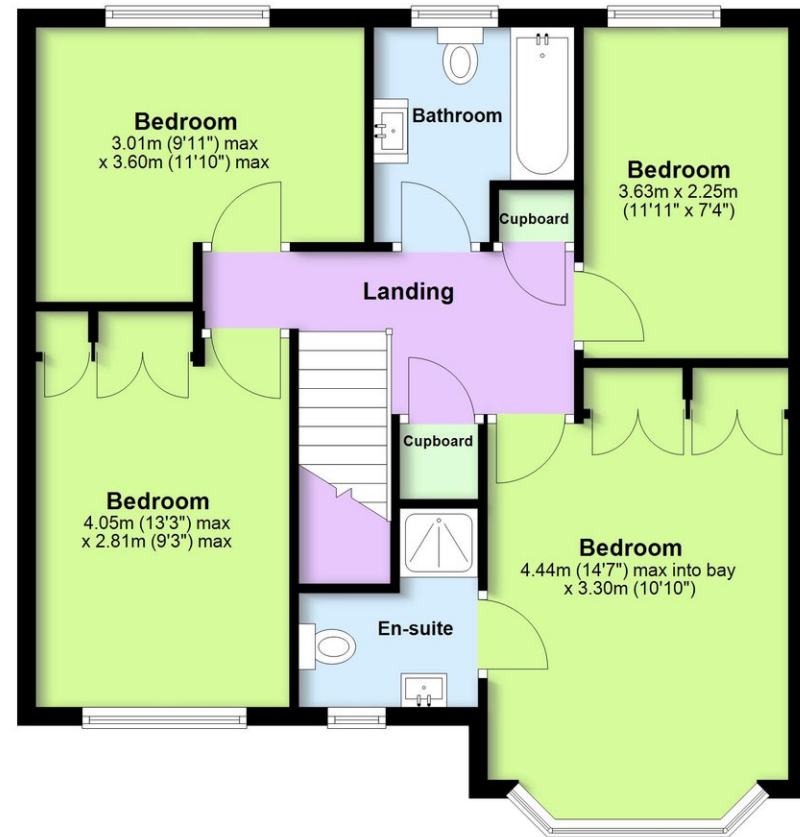
Ground Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 132.7 sq. metres (1427.8 sq. feet)

The overall area includes the garage. 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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