



**£525,000 Offers Over**  
Rutherford Road, Bromsgrove B60 3SA

**GUEST**  
ESTATE AGENTS



Modern four bedroom detached family home  
Impressive rear extension completed in 2024  
Stunning open plan kitchen/dining/family room  
Underfloor heating in extension & bifold doors  
Sleek modern kitchen with central island  
Converted garage currently used as a playroom  
South west facing rear garden  
Master bedroom with ensuite and wardrobes  
Driveway parking for three vehicles  
Sought-after Aston Fields location

This beautifully presented four bedroom detached home on Rutherford Road, Bromsgrove has been thoughtfully extended and enhanced to create a superb modern family property, perfectly suited to contemporary living. The standout feature is the stunning open plan kitchen/dining/family space added in 2024, offering a light-filled, sociable hub of the home with bi-fold doors opening onto the south west facing garden. With spacious accommodation throughout, a converted garage and a desirable position close to amenities and transport links, this is a property that combines practicality with impressive style.

The property is approached via a driveway providing off-road parking for three vehicles, complemented by a lawned frontage with shrubs and a low hedge that provides a degree of screening from the neighbouring property. Entry is via an enclosed double glazed porch which leads into an inner hallway. To the left is a convenient downstairs WC, while to the right sits the living room, a welcoming space featuring dual aspect windows including a bay window to the front and a contemporary radiator, creating a bright and comfortable reception area.

Straight ahead from the hallway, you step into the impressive open plan kitchen/dining/family room, immediately delivering a strong sense of space and natural light. This exceptional area was created as part of a 2024 extension and forms the heart of the home. It benefits from underfloor heating, a striking roof lantern and two sets of bifold doors opening onto the garden, seamlessly blending indoor and outdoor living. The sleek, modern kitchen is fitted with quartz worktops and a range of integrated appliances including a dishwasher, fridge freezer, beer fridge and double oven. A large central island with four breakfast stools incorporates an induction hob with built-in extractor, while ample space remains for both a dining area and informal seating zone.



Leading off the kitchen to the right is a useful utility room where a new combi boiler fitted in 2024 is located, with an external door to the side of the property. To the left, access is provided to the converted garage, now used as a playroom and benefitting from dual aspect windows, making it a versatile additional reception space, suitable for a variety of uses such as a home office, snug or hobby room.

Upstairs, the property offers four bedrooms. The master bedroom features three fitted wardrobe units and an ensuite shower room, while the second bedroom also benefits from a fitted wardrobe. The remaining bedrooms are well proportioned and are served by a family bathroom, with a useful storage cupboard located off the landing.

The rear garden enjoys a desirable south west facing aspect. Immediately outside both sets of bifold doors is a patio area which extends along the left-hand side of the garden, creating an ideal space for outdoor dining and entertaining. The remainder of the garden is laid mainly to lawn with fenced boundaries. Beyond the rear boundary there are no houses, instead backing onto a small green play area with grass and young trees, along with a footpath, providing a pleasant open outlook.

Aston Fields is a highly desirable residential area situated to the west of Bromsgrove, popular for its excellent connectivity and vibrant local atmosphere. The area provides convenient access to the M5 (Junctions 4 and 5) and M42 (Junction 1), making it ideal for commuters, while Bromsgrove railway station is within easy walking distance (approximately 15 minutes) and offers direct services to Birmingham and Worcester. Aston Fields itself boasts a thriving selection of well-regarded bars, cafés and restaurants, creating a lively yet welcoming community feel.

This lovely home offers a unique opportunity to reside in a modern, well-connected community within a prime Bromsgrove location. Early viewing is highly recommended to fully appreciate the quality and convenience this property presents.

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: 145.1 sq m (1561.4 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: TBC

Council Tax Band: E

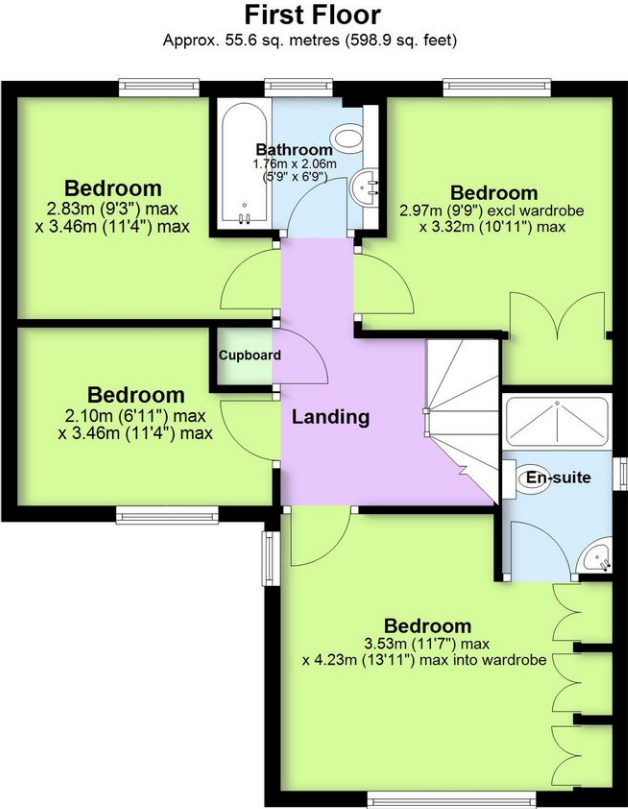
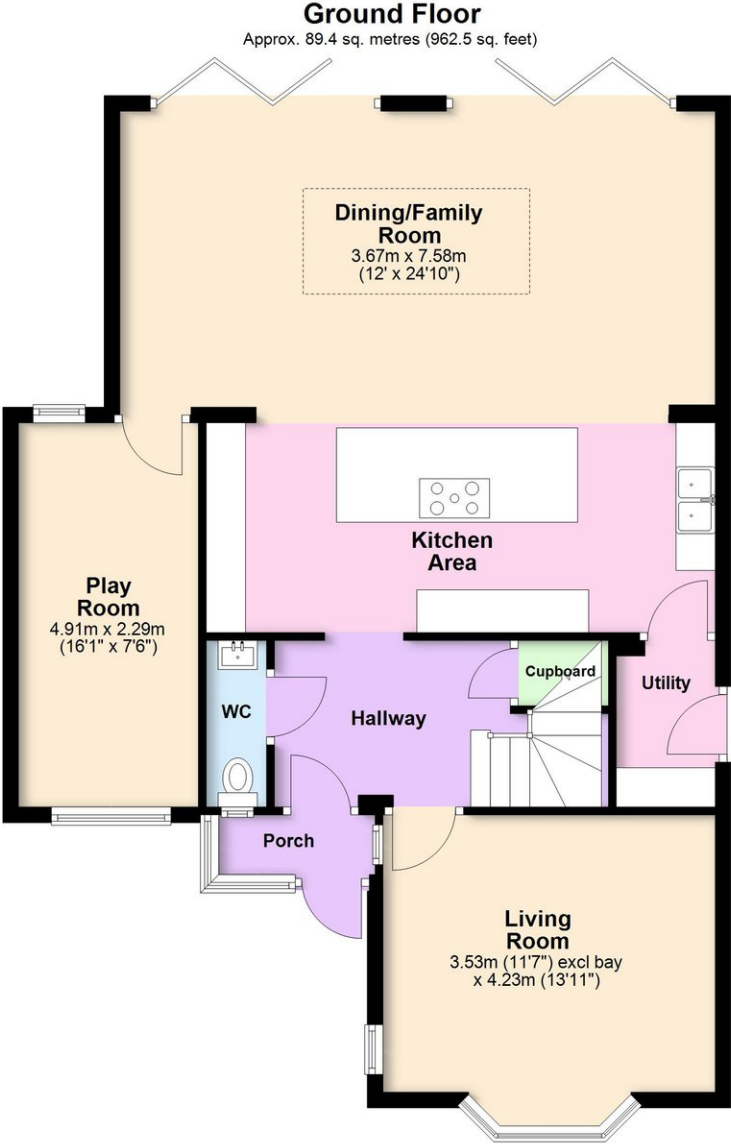








Floorplan



Total area: approx. 145.1 sq. metres (1561.4 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.



### **Want to view this property?**

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### **Independent mortgage advice**

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### **Solicitor / Conveyancer**

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

### **Lettings**

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

### **Everything else**

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

### **Our contact details**

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