



34 Highfield Road

Bromsgrove, B61 7BD

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

A characterful Edwardian home offering generous accommodation, period detail and an exceptional mature garden, measuring 130ft, positioned close to Bromsgrove town centre with off road parking.

- A well presented Edwardian property arranged over two floors with flexible living space.
- Retained period features including sash windows, fireplaces, high ceilings and original joinery.
- A long and established garden, measuring 130ft, with patio, lawn and a productive vegetable garden.
- Block paved driveway providing off road parking for one vehicle.
- Convenient location within easy reach of Bromsgrove town centre, schools and transport links.

This attractive Edwardian home offers generous accommodation arranged over two floors and retains many of the character features expected of a property from this era, creating a light and welcoming atmosphere with well proportioned rooms enhanced by sash windows, high ceilings, deep skirting boards, picture rails and period fire surrounds. The ground floor provides two principal reception rooms offering flexibility for modern living alongside a fitted kitchen with useful storage, while upstairs there are two double bedrooms served by a spacious house bathroom, with the added benefit of loft storage accessed via a pull down ladder. A particular highlight is the long and established rear garden, measuring 130ft, which has been carefully maintained and offers a variety of areas for relaxation and growing, and when combined with off road parking and close proximity to the town centre, the property will appeal to a wide range of buyers including first time purchasers and downsizers.

849 sq ft (78.9 sq m)





The kitchen

The kitchen is arranged to make excellent use of space and enjoys a bright double aspect overlooking the rear garden. Fitted units provide ample storage alongside integrated appliances, creating a practical and efficient working environment. A door opens directly to the garden, while useful understairs storage adds further everyday convenience.





The dining room

The dining room is a welcoming and characterful space suited to both everyday meals and entertaining. A period fire surround with gas fire and quarry tiled hearth forms an attractive focal point, complemented by original detailing. An original side cupboard has been thoughtfully repurposed to create a stylish drinks cabinet, while the room enjoys a comfortable connection to the rest of the ground floor.





The living room

The living room is an inviting reception space filled with natural light from a sash window to the front. An open fire set within an impressive period fire surround with slate mantel provides a strong focal point, complemented by built in cupboards to the chimney recesses and a Victorian style radiator, creating a warm and characterful setting.







The primary bedroom

The primary bedroom is a well proportioned double room positioned to the front of the property and enjoys excellent natural light from a sash window. The space comfortably accommodates bedroom furniture while maintaining a calm and restful atmosphere, making it an inviting principal bedroom within this characterful Edwardian home.





The second bedroom

The second bedroom is a charming and versatile room overlooking the rear of the property. Original wall panelling and a black cast Victorian fire surround add period interest, while a built in wardrobe provides practical storage. This room is well suited as a guest bedroom, home office or dressing room.





The bathroom

The bathroom is a generously sized and well appointed room featuring a bath with shower over, pedestal wash basin and traditional fittings. A tiled floor enhances practicality, while a linen cupboard provides useful storage and houses the boiler installed in August 2025. Natural light adds to the bright and comfortable feel of this family bathroom.



The terrace

The terrace sits immediately to the rear of the house and provides an excellent outdoor space for dining and entertaining. Enjoying a pleasant outlook across the garden, with the entirety measuring 130ft in length, this paved area is ideal for relaxed seating and makes a natural extension of the indoor living space, offering a private and inviting setting throughout the warmer months.





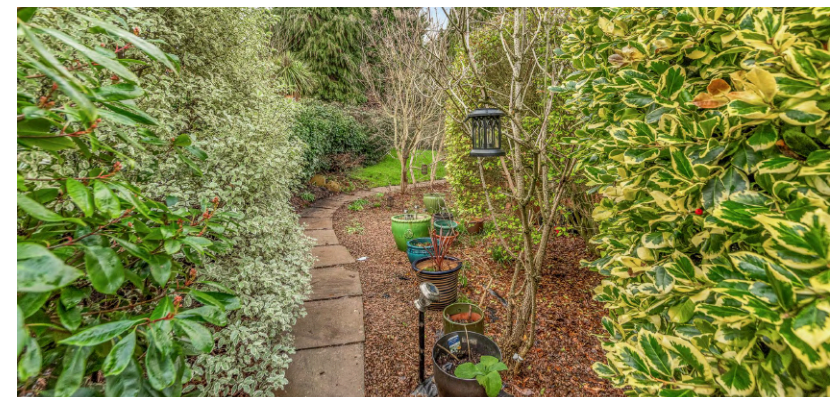
The garden

The garden is a particular highlight of the property, extending to the rear with mature and well established planting that creates a peaceful and private setting. Immediately beyond the house is a terrace which enjoys the afternoon sun and provides an ideal space for outdoor dining and relaxation. A winding path leads through lawned sections and borders filled with shrubs and trees, offering interest throughout the seasons.





Toward the far end, a gated area reveals a secluded vegetable garden, perfect for growing produce or further planting. The garden has been carefully maintained and arranged to provide a variety of areas for enjoyment, making it well suited to both keen gardeners and those seeking a tranquil outdoor retreat.





The driveway and parking

To the front of the property there is a block paved driveway providing off road parking for one vehicle. This practical feature adds everyday convenience and is complemented by the property's central position, offering ease of access while retaining the attractive frontage of this Edwardian terrace.

Location

Highfield Road is a well regarded and established address located approximately half a mile from the centre of the market town of Bromsgrove. Bromsgrove sits on the northern edge of Worcestershire between Worcester and Birmingham and offers a wide range of amenities. The town centre provides an extensive selection of shops, restaurants and public houses, along with regular specialist and continental markets.

Leisure facilities are plentiful in the surrounding area and include golf courses, sailing clubs and sports complexes. Schooling is well catered for with options for all ages, including the highly regarded Bromsgrove School.

The location is particularly attractive for commuters, with excellent access to the motorway network via the M5, M42 and M40, allowing travel to the North, South West and London. Bromsgrove railway station offers regular services to Birmingham and Worcester, while Birmingham International and Worcester Parkway provide further connections to London. Birmingham International Airport is also easily accessible, making this an ideal base for both local and wider travel.

Services

Services are TBC.

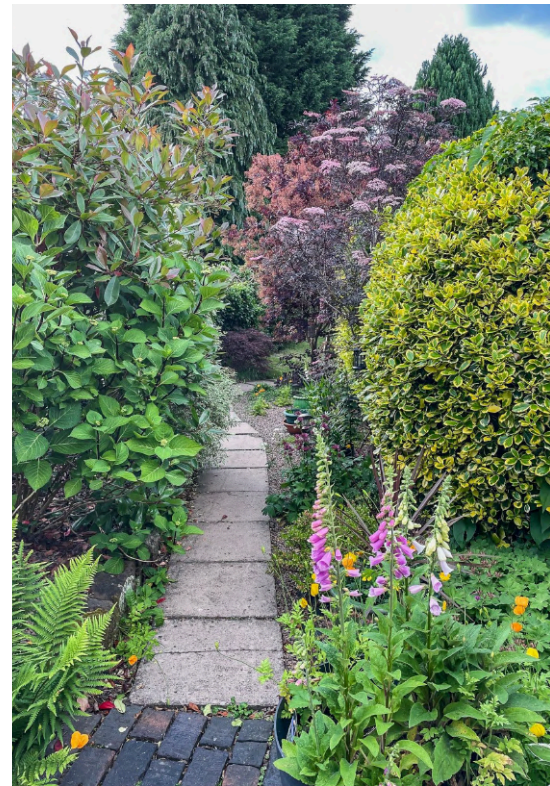
Council Tax

The Council Tax for this property is Band B.

Agents Note

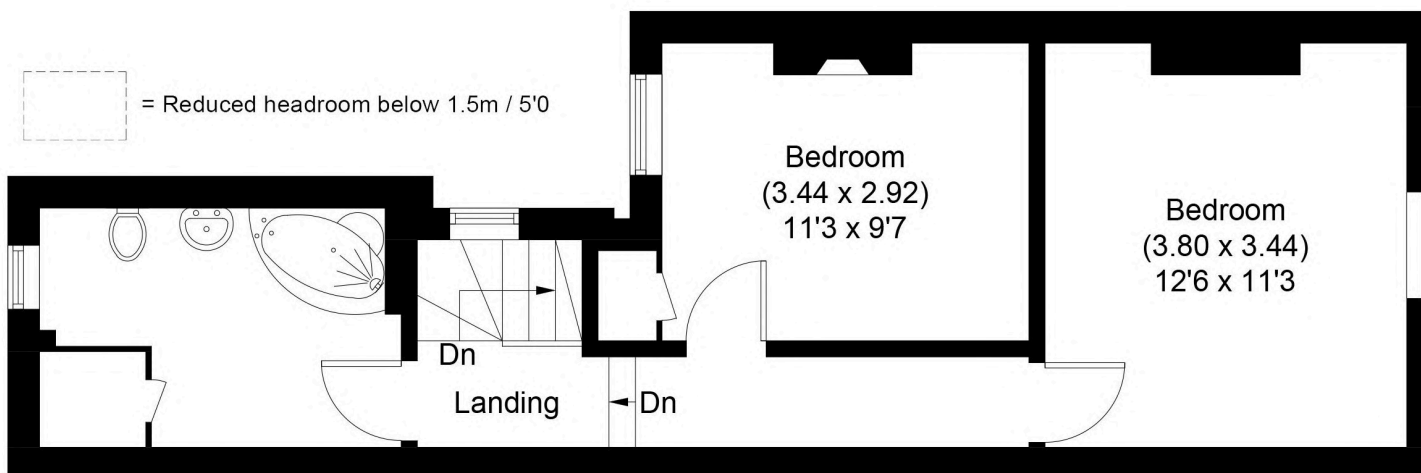
Prospective purchaser please note the property has a Right of way across 32 & 30 to a shared side access.

This combined with its established and mature garden, measuring 130ft, which has been lovingly maintained by the present owner and features a generous vegetable garden to the rear, the close proximity to the town centre and off road parking will be sure to appeal to both first time buyers and downsizers.

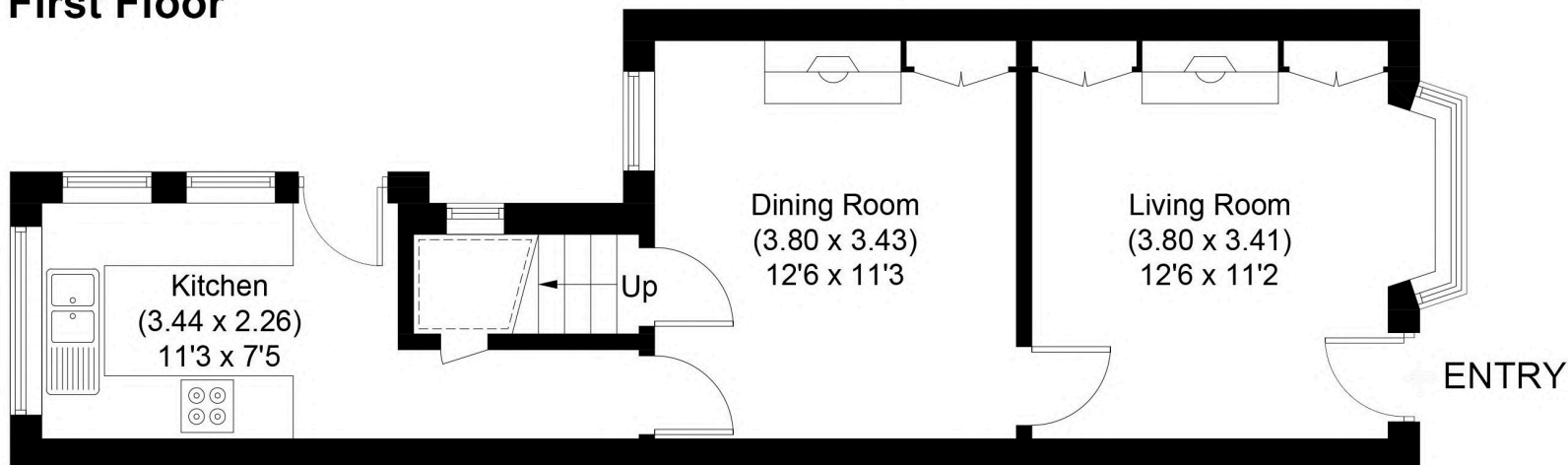


Highfield Road

Approximate Gross Internal Area
Ground Floor = 40.0 sq m / 430 sq ft
First Floor = 38.9 sq m / 419 sq ft
Total = 78.9 sq m / 849 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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