



**£250,000 Offers Over**  
Granary Road, Stoke Heath, Bromsgrove B60 3QH

**GUEST**  
ESTATE AGENTS



Beautifully presented end terraced home  
Popular, quiet cul de sac in Stoke Heath  
Two bedrooms  
Modern fitted kitchen (installed 2020)  
Lounge/diner with patio doors to the garden  
Feature metal, spiral staircase  
West facing rear garden  
Stylish, contemporary bathroom  
Off road parking for two vehicles  
Garage to side with rear garden access

A beautifully presented two bedroom, end terrace home, pleasantly situated on Granary Road in the popular area of Stoke Heath, Bromsgrove. The property benefits from off road parking, a garage, and a west facing rear garden, and is conveniently located close to excellent road networks and the well regarded Ewe & Lamb bistro pub. This attractive home would suit a range of buyers including first time buyers, downsizers, or investors.

The property is approached via a driveway providing parking for two vehicles, with the added benefit of a garage positioned to the side of the house. A door from the rear of the garage offers direct access into the garden, adding to the practicality of the layout.

Upon entering the home, you are welcomed into a hallway with the kitchen positioned to the right. The kitchen was fitted in 2020 and features a range of modern wall and base units, along with an integrated oven, electric hob and extractor, providing a clean and functional space for everyday use. Straight ahead is a bright and welcoming lounge/diner, ideal for both relaxing and entertaining. Patio doors open directly onto the west facing rear garden, allowing natural light to fill the room and providing a pleasant connection to the outdoor space. A striking metal spiral staircase rises from the living area and acts as a distinctive architectural feature.



To the first floor, the property offers two bedrooms. The principal bedroom benefits from a sliding door, while the second bedroom includes a fitted wardrobe and an additional built in cupboard. Completing the accommodation is a tasteful, modern bathroom, finished to a contemporary standard.

The property enjoys a desirable position in Stoke Heath, on the south side of Bromsgrove, offering the perfect balance between convenient town living and easy access to open countryside. The area is well known for its friendly community feel and excellent transport links. Residents benefit from being within walking distance of two popular local pubs, and the Ewe & Lamb offers great food and a welcoming atmosphere. For those who enjoy the outdoors, the nearby Worcestershire countryside provides a network of scenic walks and cycle routes right on the doorstep. Commuters are particularly well served, with the M5 and M42 motorways just a few minutes away, giving quick access to Birmingham, Worcester, and beyond. Bromsgrove's town centre, with its range of shops, eateries, and amenities, is close by, while Bromsgrove Train Station provides direct services to major cities.

Tenure: Freehold\*

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

EPC Rating: TBC

Council Tax Band: B

Approx. Floor Area: 72.3 sq m (778.4 sq ft)

For room measurements please refer to the floorplan.

Rear Garden Orientation (approx.): West

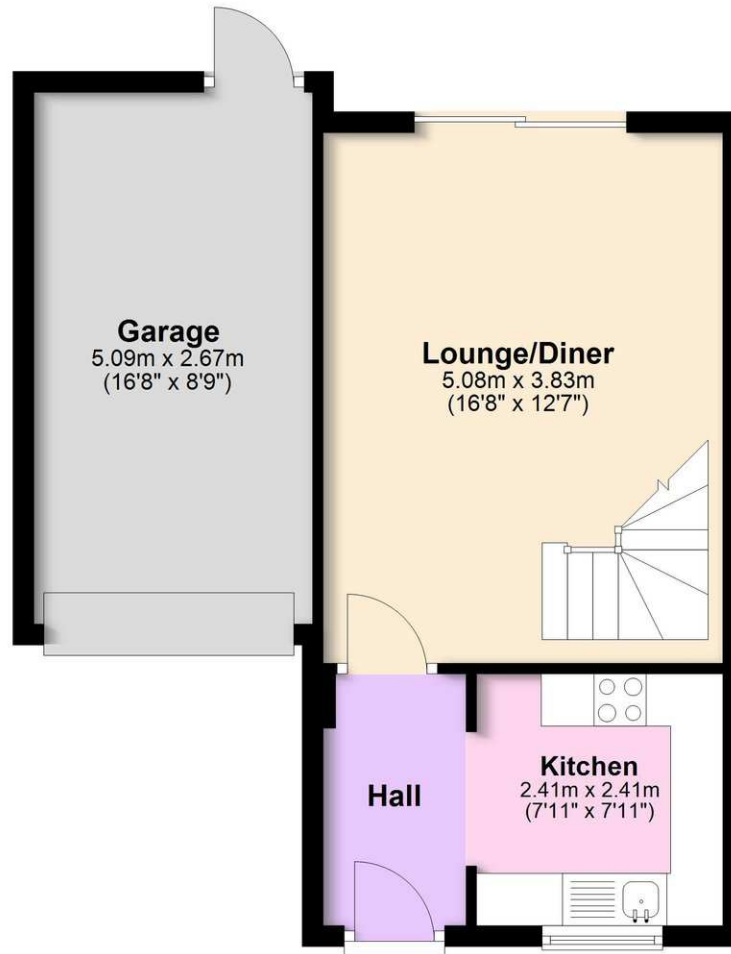




# Floorplan

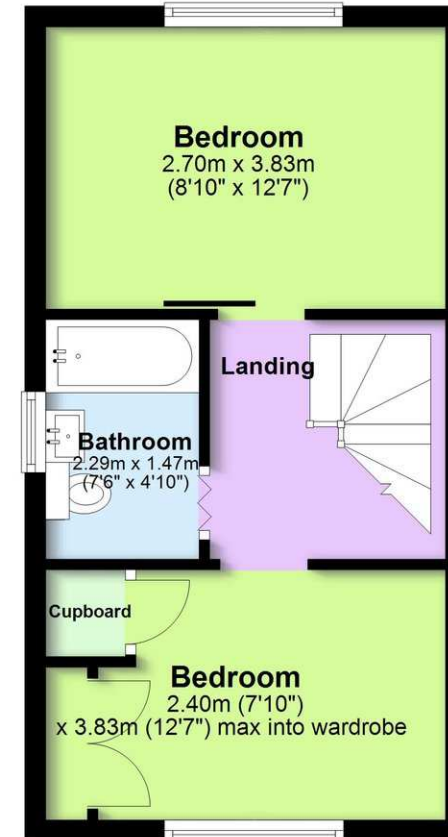
## Ground Floor

Approx. 43.3 sq. metres (465.5 sq. feet)



## First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



**Total area: approx. 72.3 sq. metres (778.4 sq. feet)**

Total 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 misstatement. 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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