



£425,000

Drummond Road, Bromsgrove B60 2ET

GUEST
ESTATE AGENTS

Four bedroom detached family home
Dual driveways plus car port and garage
Spacious living room with curved bay window
Kitchen/dining layout & large utility space
Conservatory, roof replaced 5 years ago
Downstairs WC & integral garage access
Master bedroom with ensuite
Well-maintained, private rear garden
Close to Aston Fields & train station
Finstall First School*/Aston Fields/South Bromsgrove High catchment*

Tucked away at the lower end of Drummond Road, on the ever-popular Harwood Park estate, this lovely four bedroom detached home offers an excellent opportunity for buyers seeking space, flexibility and a home they can move into with ease. Offered to the market with no upward chain, the property combines generous living accommodation with superb parking options and a private, established garden, making it a compelling choice for families and those looking to settle into a well-regarded Bromsgrove location.

The property enjoys a pleasant position with strong kerb appeal, framed by a lawn and ornamental tree. A block paved driveway to the left leads to the garage and covered porch, while a second driveway to the right provides additional parking and access to a car port, offering a level of practicality that is increasingly sought after.

Entry is via a covered porch into an enclosed porch, creating a useful buffer from the outside. From here, you are welcomed into a generous living room, where a striking curved bay window allows natural light to pour in, enhancing the sense of space. A traditional mantelpiece and hearth with electric fire provide a focal point, making this a comfortable and inviting room.

An inner hallway connects the ground floor, leading to the staircase and through to the dining area. This space naturally flows into the conservatory via patio doors, creating a versatile open-plan feel that works equally well for everyday living or entertaining. The conservatory, with its recently replaced roof, provides a bright and tranquil outlook onto the garden throughout the year.

The adjoining kitchen is fitted with a range of wall and base units, complemented by a breakfast bar for informal dining. Integrated appliances include a dishwasher, electric hob and oven, ensuring functionality alongside style. From here, a particularly useful utility room offers additional workspace, a second sink, and access to both the garden and garage, as well as a



downstairs WC, an arrangement that adds genuine day-to-day convenience.

Upstairs, the property continues to impress with four bedrooms. The principal bedroom benefits from its own ensuite shower room, while bedrooms one and two include fitted wardrobes. Bedrooms three and four each have built-in storage, making excellent use of space. A family bathroom, complete with a useful storage cupboard, serves the remaining rooms.

Externally, the rear garden has been thoughtfully arranged to provide both structure and privacy. A paved patio sits adjacent to the house, ideal for outdoor dining, while a generous lawn extends beyond. Stepping stones lead through the garden to a shed, with a second patio area tucked into the rear corner, perfect for catching the sun at different times of day. Mature borders and ornamental trees soften the space and enhance the overall sense of seclusion.

The property is located on the edge of the highly regarded Harwood Park estate, offering convenient access to a range of local amenities. This area continues to be popular with buyers due to its balance of quiet residential living and strong connectivity, with good transport links via road and rail making commuting straightforward. The property is within easy reach of a number of well-regarded schools*, making it an excellent choice for families and Aston Fields centre with its wide variety of cafes, bars and restaurants along with a post office and convenience store. There are also several nearby parks and green spaces, ideal for walking, recreation and outdoor activities.

Combined with the space, parking and no onward chain, this home represents a particularly appealing opportunity in today's market, 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.

Approx. Floor Area: 125.6 sq m (1352.2 sq ft)
For room measurements please refer to the floorplan.

EPC Rating: TBC
Council Tax Band: D
Rear Garden Orientation (approx.): East

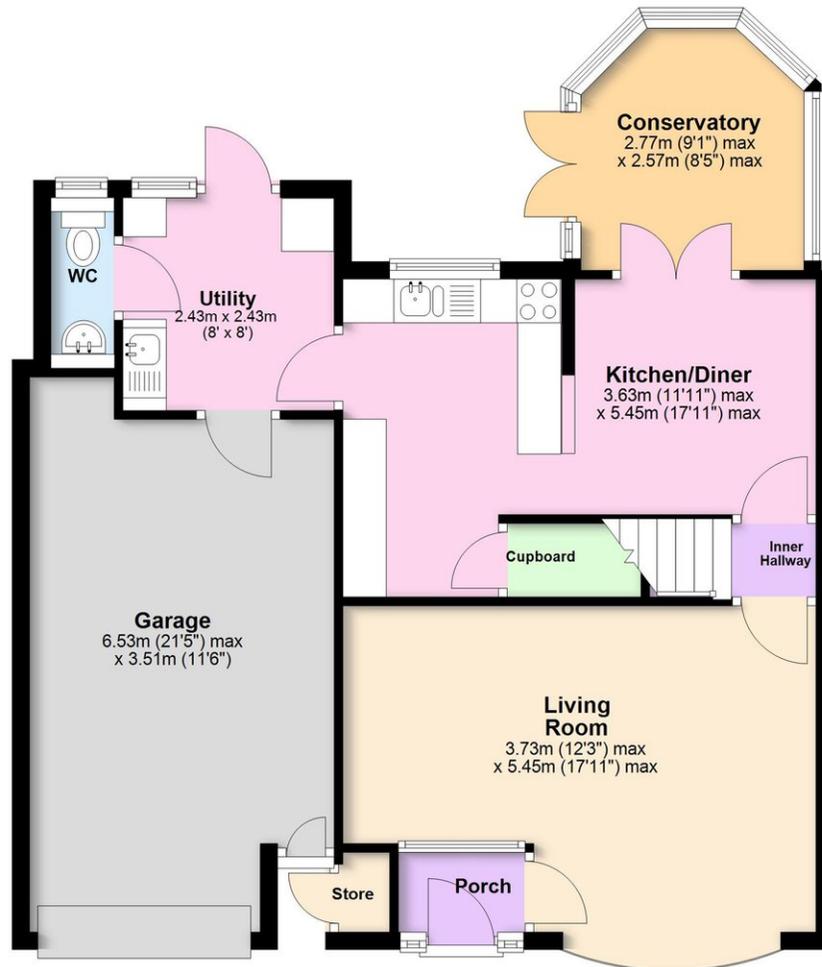




Floorplan

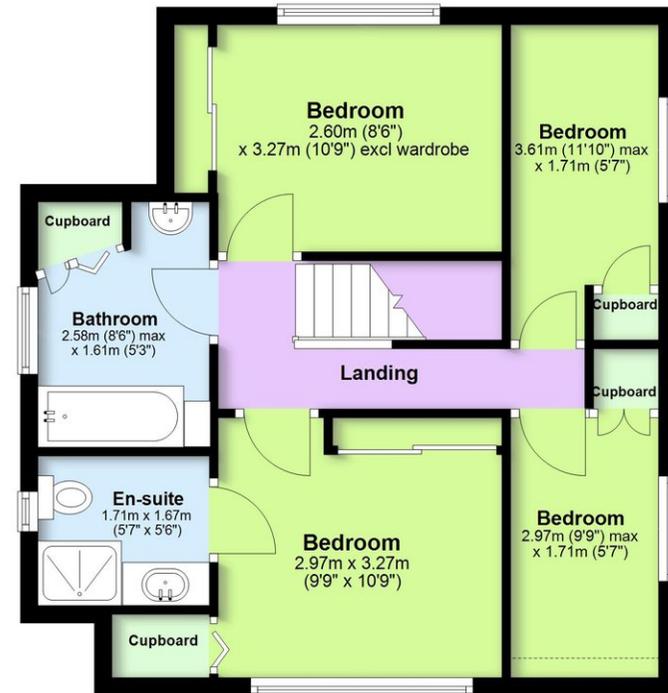
Ground Floor

Approx. 76.5 sq. metres (823.7 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 125.6 sq. metres (1352.2 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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