



49a Kidderminster Road

Bromsgrove, B61 7LA

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A well-proportioned family home with open plan living areas, four bedrooms, landscaped south facing garden, integral garage and convenient setting close to amenities.

- Detached house offering balanced accommodation over two floors
- Open plan kitchen and dining area with bi-fold doors to the garden
- South facing professionally landscaped garden, designed by an award winning designer to create a delightful low maintenance outside space perfect for relaxing and al fresco entertaining with high degree of privacy
- Gravelled driveway with parking for several cars and integral garage
- Convenient for Bromsgrove town centre, well-regarded schools, Sanders Park, via Dawson Road, and established transport links.

This attractive modern home provides flexible living space centred around an open plan kitchen and dining area which spills out to the garden. A separate living room offers a peaceful retreat, while the utility and cloakroom add practicality. Upstairs the principal bedroom enjoys its own en suite and there are three further bedrooms served by a well appointed family bathroom. Outside, a landscaped south facing garden and ample parking complete the picture. Well positioned for Bromsgrove town centre, reputable local schools and convenient access to Sanders Park via Dawson Road, the property also benefits from excellent road and rail connections for commuting further afield.

1338 sq ft (124.4 sq m)





The kitchen

At the heart of the house is a well-equipped kitchen that flows directly into the dining area. A U shaped arrangement of shaker cabinets with solid wood worktops incorporates a range of integrated appliances including an oven, dishwasher, fridge, and freezer. A breakfast bar beneath pendant lights provides a casual dining spot. The sink is set below a window overlooking the rear and the room links with both the utility and the garden.





The dining room

Perfect for family meals and entertaining, the adjoining dining area offers generous proportions. Wide bi-fold doors line the rear of the room, opening onto a paved terrace and bringing the outside space within easy reach. The flooring continues from the kitchen for a cohesive finish. An opening to the living room promotes the sociable flow between the main reception spaces.





The hallway and cloakroom

The hall features a staircase with painted balustrade and wooden handrail rising to the first floor and doors into the living room and kitchen/dining room. Adjacent is the guest cloakroom, fitted with a modern WC and a vanity basin with tiled splashback, providing convenience on the ground floor.





The utility

Positioned off the kitchen, the utility offers dedicated laundry space. A work surface with inset stainless steel sink and drainer sits beneath a window, while there is plumbing for washing and tumble drying appliances. The central heating boiler is wall mounted here and a door connects to convenient under-stairs storage.



The primary bedroom

The primary bedroom is a spacious double room at the rear of the home. A wide window fitted with shutters affords a pleasant outlook. There is ample space for fitted storage and a door leads directly into the en suite shower room, creating a private suite.



The primary en suite

Serving the primary bedroom, the en suite is finished to a contemporary standard. A glazed shower enclosure houses a rainfall showerhead and handheld attachment, while a wall mounted vanity basin and WC completes the suite. A heated towel rail provides convenience and there is a window for ventilation.



The second bedroom

The second bedroom is positioned at the front and offers comfortable proportions for family or guests. The front facing window, fitted with shutters, looks over the frontage and the layout provides space for wardrobes or a desk. It lies close to the family bathroom for convenience.



The fourth bedroom

Occupying a versatile space on the first floor, the fourth bedroom features a sloping ceiling and a roof window, bringing in sky views and there is usable floor area for a single bed, desk or hobby equipment.



The bathroom

The family bathroom serves the remaining bedrooms with modern fittings. A shaped bath incorporates an overhead rainfall shower and curved screen, and there is a wall mounted basin and a WC. Brick style tiling with a contrasting band lines the walls, while an obscured window allows for light and ventilation.



The garden

To the rear, a professionally landscaped south facing garden, designed by an award winning designer, provides an attractive outdoor space. A broad paved terrace spans the back of the house, with raised timber planters and well stocked borders bringing texture and colour. The area is enclosed by fencing and mature trees for privacy, and a central planting bed creates a focal point.





The driveway and parking

At the front, brick pillars open onto a generous gravelled driveway that allows off road parking for multiple vehicles. This area also provides access to an integral garage with an up and over door. Mature hedging and fencing frame the frontage and a path leads to the front entrance.

Location

Kidderminster Road sits within Bromsgrove, a thriving Worcestershire market town offering an excellent balance between town and country living. There is a choice of everyday amenities, shops and reputable local schools nearby. The area is home to green spaces such as Sanders Park and provides easy access to countryside walks. Bromsgrove has good road and rail connections to Worcester and Birmingham, making it convenient for commuting and leisure. Leisure facilities and community activities complement the blend of urban amenities and open spaces. Nearby road links include the A38 and M5 for travel further afield, and Bromsgrove railway station provides regular services.

Services

The property benefits from mains gas, electricity, water and drainage. The downstairs includes underfloor heating and there is an EV charging point.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, Vodafone, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very Low for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E

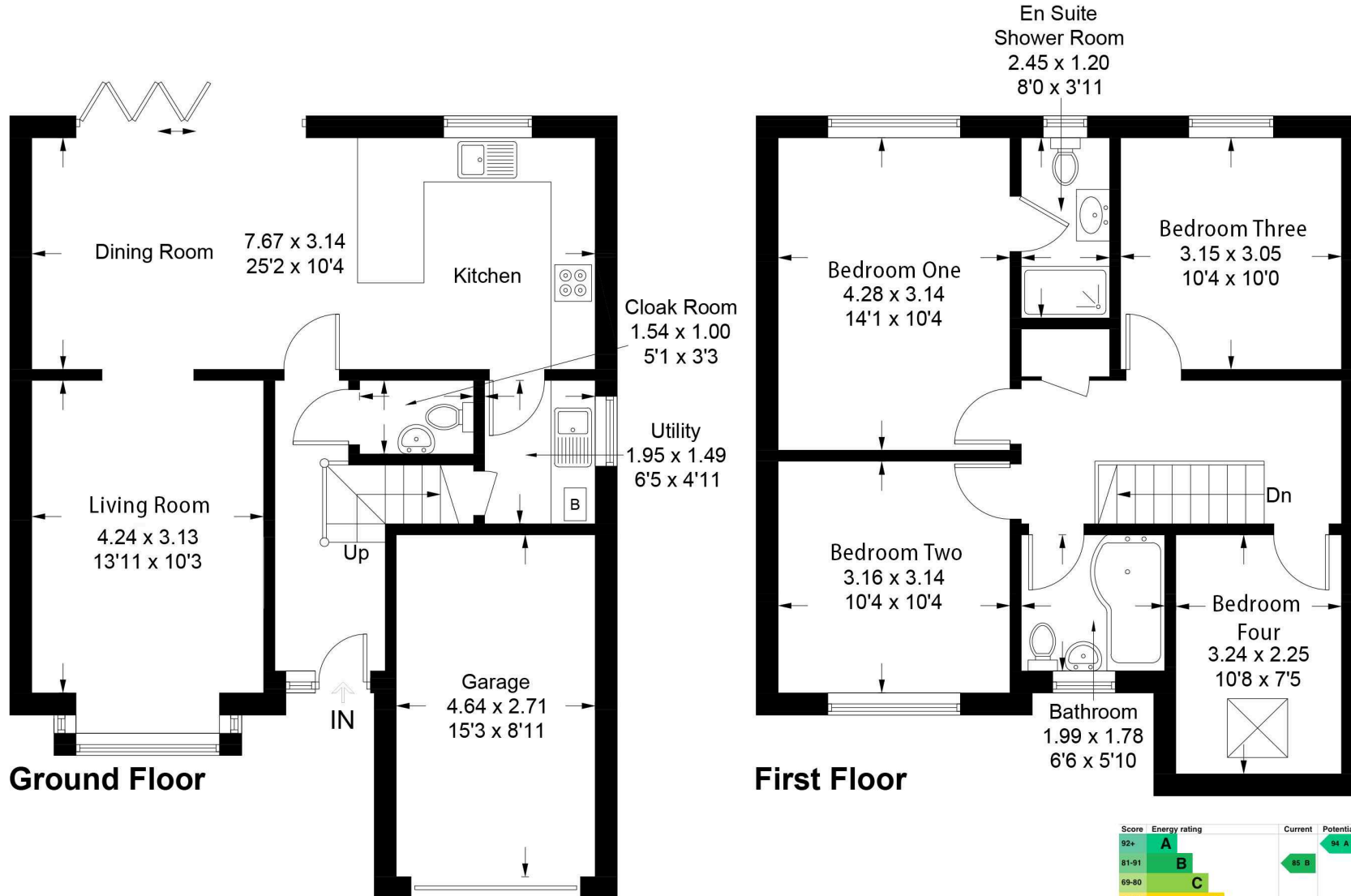


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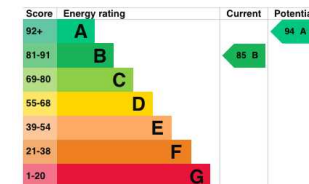
Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 124.4 sq m / 1338 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com