



7 Nailers Close, Stoke Heath, Bromsgrove, Worcestershire, B60 3PL

£418,000

Allan Morris
estate agents

7 Nailers Close, Stoke Heath, Bromsgrove, Worcestershire, B60 3PL

This deceptively spacious freehold detached family home offers well appointed accommodation of approximately 1,280sqft, excluding garage, comprising: a reception hallway with a fitted cloakroom; utility room; dining room; fitted kitchen; lounge; landing; four bedrooms; en suite shower room; and a family bathroom.

In addition, the property benefits from an integral single garage, PVC double glazing, gas-fired central heating and private rear gardens.

The house occupies a good sized plot in a desirable residential area within walking distance of the popular local schools and is convenient for commuting to Birmingham, the national motorway network and the facilities of the town.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.





KEY POINTS

- Freehold tenure
- Approx 1,280sqft
- PVC double glazing
- Gas-fired central heating
- Worcester Bosch combi boiler installed December 2025 under 10 year warranty
- Single garage
- Energy Performance Certificate band D
- Council Tax band E
- Good sized private garden
- Part boarded loft with pull-down ladder, power & light point

INCLUSIONS

- Integrated dishwasher & fridge in kitchen
- Built-in electric double oven with warming drawer & five ring gas hob with cookerhood over in kitchen
- Feature fireplace & gas fire in lounge

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALLWAY**
- **FITTED CLOAKROOM**
- **UTILITY ROOM** 2.03m x 1.78m (6'8" x 5'10")
- **DINING ROOM** 3.61m x 2.72m < 3.96m (11'10" x 8'11" < 13'0")
- **FITTED KITCHEN** 3.02m x 2.69m (9'11" x 8'10")
- **LOUNGE** 5.28m x 3.91m (17'4" x 12'10")





FIRST FLOOR

- **LANDING**
- **BEDROOM ONE** 4.01m < 4.65m x 3.58m (13'2" < 15'3" x 11'9")
- **EN SUITE SHOWER ROOM** 2.29m x 1.37m (7'6" x 4'6")
- **BEDROOM TWO** 3.89m < 4.67m x 3.12m (12'9" < 15'4" x 10'3")
- **BEDROOM THREE** 3.91m x 2.69m (12'10" x 8'10")
- **BEDROOM FOUR** 3.96m x 2.08m < 2.97m (13'0" x 6'10" < 9'9")
- **FAMILY BATHROOM** 1.98m x 1.93m (6'6" x 6'4")

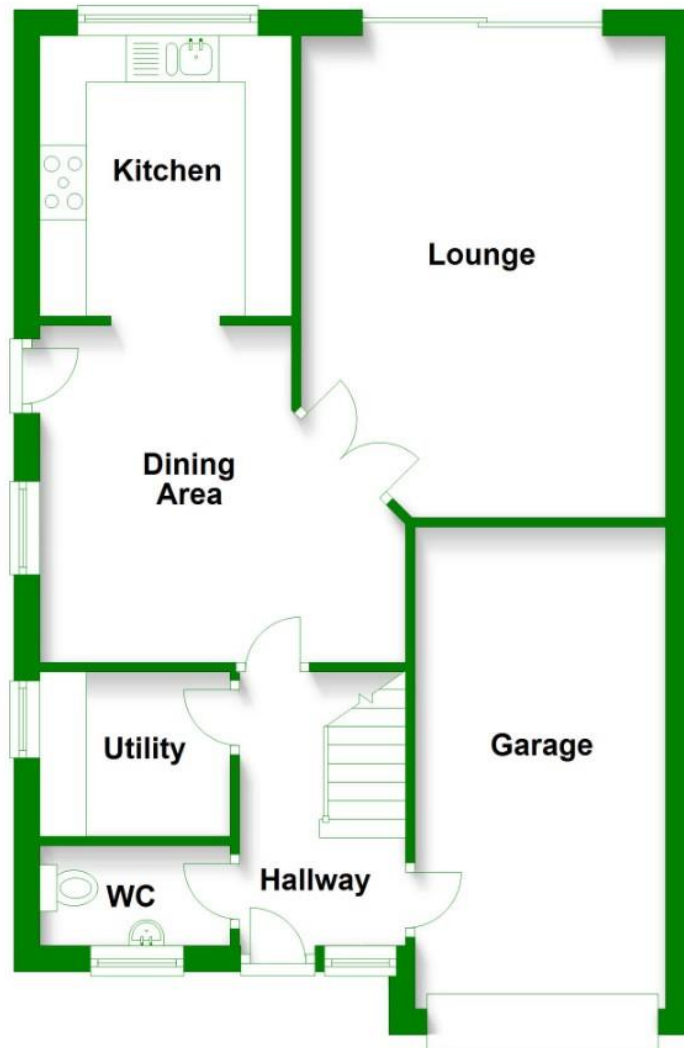
OUTSIDE

- **GARAGE** 5.16m x 2.64m (16'11" x 8'8")
- **PARKING** A block paved drive provides off-road parking for up to three cars side-by-side
- **GARDEN** A good sized private rear garden with patio areas to both sides of the house

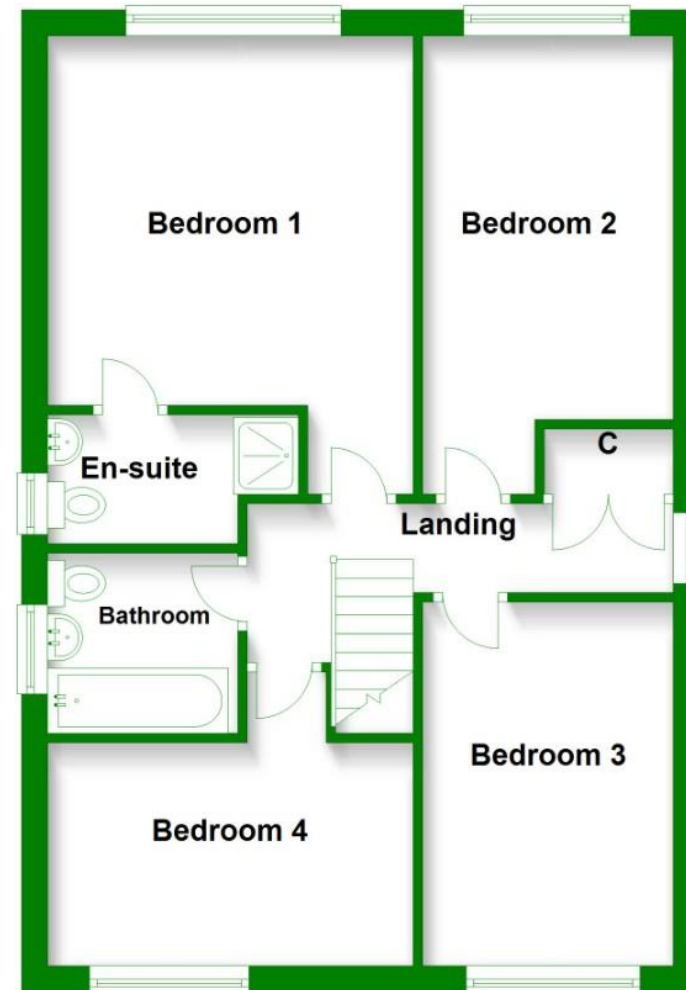
DIRECTIONS

- From Bromsgrove town centre: take Worcester Road, at the mini island take the second exit into Rock Hill. Just over the brow of the hill turn left into Hanbury Road, then first left into Wheatridge Road. Turn fourth left into Nailers Close, where the property will be found on the left, as indicated by the agent's 'for sale' board.

Ground Floor



First Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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