



£350,000

Fairmont Road, Bromsgrove B60 2HJ

GUEST
ESTATE AGENTS

Occupying a great position within the popular Harwood Park development, this extended three bedroom semi-detached home is set back well from Fairmont Road, creating an excellent sense of privacy and an appealing first impression.

The frontage offers a driveway providing off road parking for two vehicles, leading directly to the attached garage. The remainder of the front has been gravelled, to provide a low maintenance frontage, whilst also offering the potential to create additional parking if desired, subject to any necessary approvals. A secure side gate provides convenient access into the rear garden.

A double glazed entrance porch leads into the welcoming hallway, from which the accommodation flows naturally throughout the ground floor. Positioned at the front of the property is the fitted kitchen, enjoying a pleasant outlook and offering a comprehensive range of floor and wall mounted cabinetry and generous worktop space.

The real heart of the home is undoubtedly the extended living and dining room, designed with family life and entertaining in mind, this impressive reception space is flooded with natural light thanks to expansive patio doors flanked by full height glazed panels, seamlessly connecting the indoors with the beautifully maintained rear garden. The west facing orientation allows the room to enjoy sunshine well into the afternoon and evening, creating a wonderfully bright and welcoming atmosphere throughout the year.

Upstairs, the property offers three well-proportioned bedrooms, each benefitting from large windows that maximise natural light. The principal bedroom features an excellent range of fitted bedroom furniture surrounding the bed, providing extensive built in storage whilst maintaining a spacious feel. Completing the first floor is the family bathroom, fitted with a generous walk in corner shower, pedestal wash hand basin and WC.

Outside, the rear garden is a particular feature of the property. Facing west, it enjoys sunshine throughout the afternoon and into the evening, making it an ideal setting for outdoor dining, entertaining or simply relaxing after work. A substantial paved patio extends across the rear of the house before leading onto a generous lawn bordered by mature shrubs, established planting and small trees which provide colour, seasonal interest and welcome shade. Established hedging forms the rear boundary and, with no neighbouring properties directly beyond, the garden enjoys an impressive degree of privacy that is increasingly difficult to find.

Harwood Park remains one of Bromsgrove's most consistently popular residential developments, particularly with families seeking excellent schooling*, green open spaces and convenient commuter links. The property falls within the catchment areas for the highly regarded Finstall First School*, Aston Fields Middle School* and South Bromsgrove High*, making it an excellent long term family choice.



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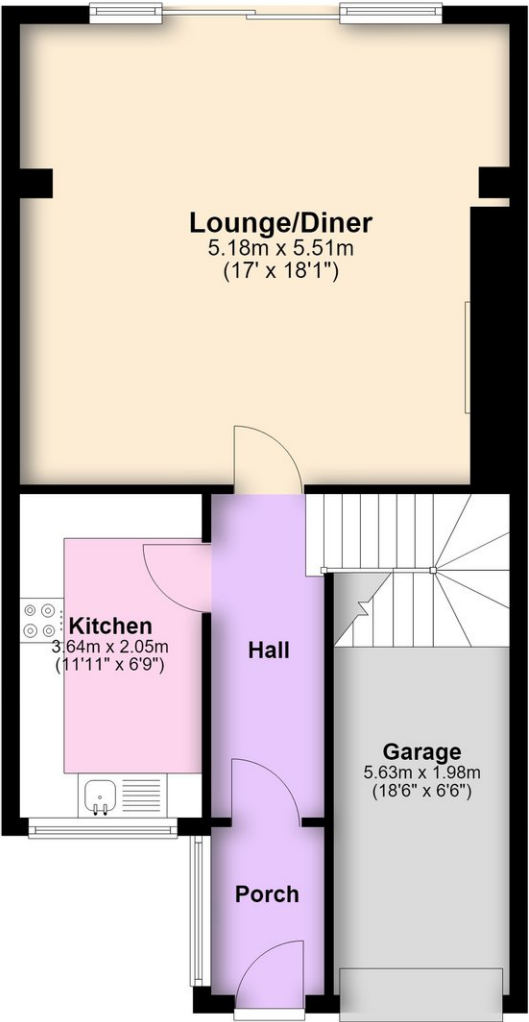




Floorplan

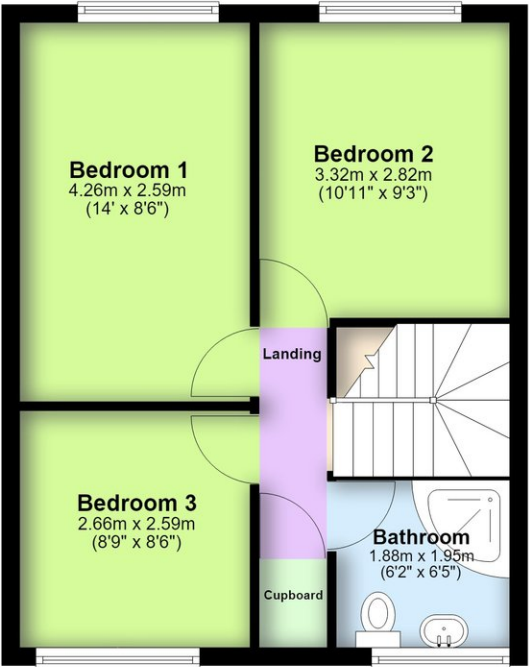
Ground Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)

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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