



£440,000

Penshurst Road, Bromsgrove B60 2SN

GUEST
ESTATE AGENTS

Detached modern family home
Four bedrooms all with fitted wardrobes
Living room & dining room
Kitchen with separate utility
Ensuite to master bedroom
Downstairs WC & family bathroom
Block paved driveway for two vehicles & garage
Private rear garden with hedged boundaries
Bromsgrove train station 7 minute walk away
Close to Aston Fields centre

Situated within the highly regarded Oakalls estate, this attractive four bedroom detached modern home enjoys a delightful position overlooking a landscaped crescent green with mature trees and open outlook. With excellent kerb appeal, generous living space, fitted wardrobes to all bedrooms and a beautifully private garden, this well-balanced family home is perfectly suited to modern living in a peaceful yet convenient setting.

The property is set back in an attractive position overlooking a central crescent shaped green, where homes are thoughtfully arranged in a semicircle around a landscaped lawn and mature trees, creating a quiet and well defined residential environment. A block paved driveway provides off road parking for two vehicles and is flanked by established hedging to one side and a tree with shrubs to the other, offering natural screening. A side gate provides convenient access to the rear garden.

Entering the property, into a welcoming hallway there is a downstairs WC positioned immediately to the right. To the left, the living room is a comfortable and inviting space enhanced by a bay window overlooking the front aspect. An elegant archway leads through to the dining room, which benefits from patio doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. Adjacent to the dining room, the fitted kitchen is positioned at the rear of the property and offers a range of floor and wall cabinetry along with a built in gas hob, electric oven and extractor. A window and patio doors provide excellent natural light and further garden access. Off the kitchen is a practical utility room with an external side door, ideal for laundry, storage and day-to-day functionality.

Upstairs, the property offers four well-proportioned bedrooms, all featuring fitted wardrobes, ensuring excellent storage throughout. The principal bedroom benefits from its own ensuite shower room, while a family bathroom serves the remaining bedrooms. A landing area connects all rooms comfortably. The rear garden is mainly laid to lawn and enclosed mostly by mature hedging rather than all fencing, which creates a softer outlook and a particularly private, retreat-like atmosphere. It is an ideal space for relaxing, entertaining or family use.



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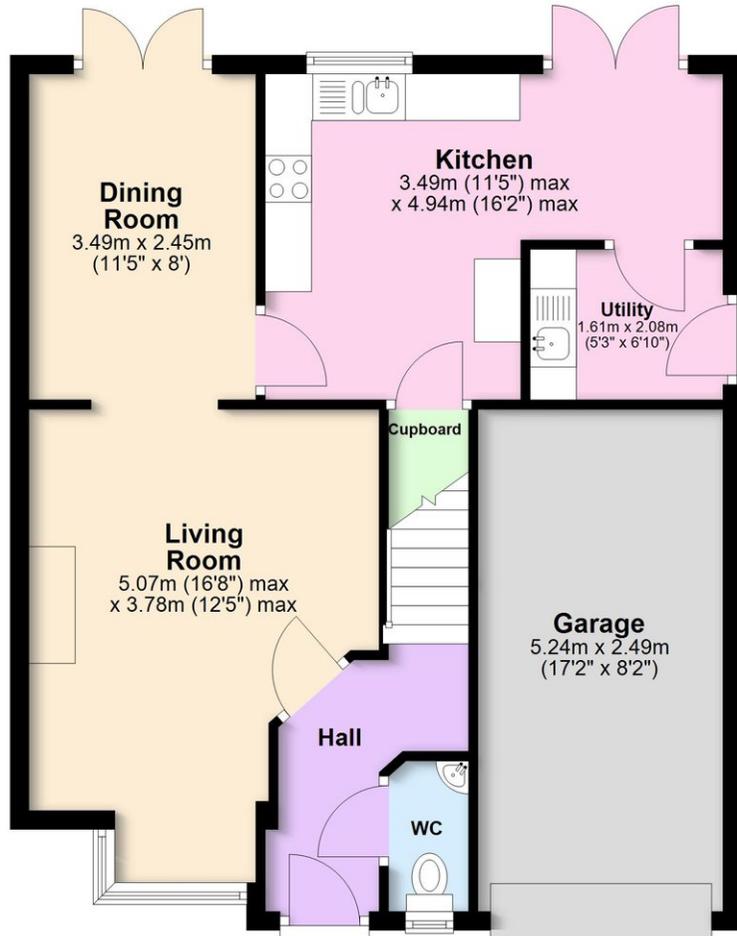




Floorplan

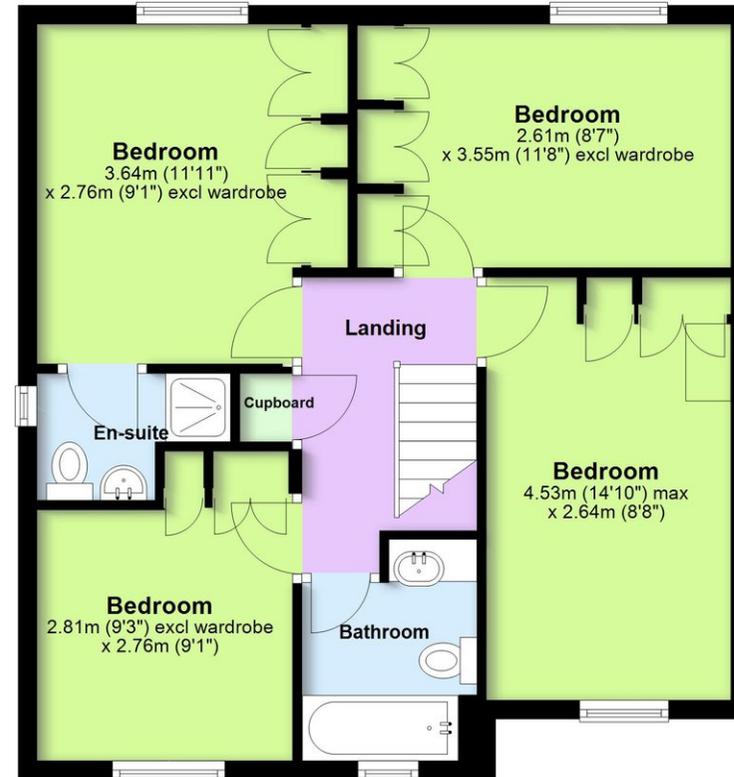
Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 121.2 sq. metres (1304.3 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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