



**£450,000 Offers Over**  
Hanbury Road, Stoke Heath, Bromsgrove. B60 4LU

**GUEST**  
ESTATE AGENTS



Steeped in character, this delightful four bedroom Victorian end terrace on Hanbury Road presents an ideal opportunity for those seeking a characterful home with excellent space and original period detail. Offering well-proportioned accommodation set over two floors, this charming property retains many features typical of the era, whilst benefiting from a prime Bromsgrove location and easy access to popular pubs, parks, schools and transport links.

At the front of the property there is block paving and to the side there is a concrete driveway with access to the rear of the property via a gate and parking for two cars. As you enter, on the ground floor there is a beautifully presented, formal sitting room with engineered oak flooring and a lovely fireplace with log burner and dual aspect windows, exuding warmth and character. To the right there is a second reception room with a beautiful feature fireplace and oak flooring. Both reception rooms really capture the charm of the Victorian era, providing cozy yet grand spaces. The kitchen was updated in 2019 by Kookaburra Kitchens and has a quartz work top, built in dishwasher, a range master which will be staying and a range of fitted cupboards, and floored with ceramic tiles. It has two windows facing onto the back patio, a stable door and an additional window to the side aspect resulting in light flooding in to the room. Moving through from the kitchen there is also a downstairs cloakroom.

Upstairs there are four generously sized bedrooms, an ensuite and a family bathroom. The enclosed rear garden features a large patio area and a generous outbuilding close to the house, already supplied with power and lighting and enhanced by a cosy multi-fuel burner. Whether envisioned as a home office, studio, garden room or creative workspace, the building provides fantastic potential for conversion or further development (subject to consents). In addition, the garden is approximately 200 feet long and southwest facing so perfect for keen gardeners or families.

This four bedroom Victorian end terrace offers the perfect combination of space, charm, and location and retains many period features, including fireplaces, high ceilings, and sash windows



providing an excellent opportunity to own a stunning family home in a sought-after area of Bromsgrove. This lovely property enjoys a convenient setting close to two popular pubs and transport links, with the M5 and M42 motorways being easily accessible for commuters. Bromsgrove Train Station is also just 3.4 miles away, offering direct links to Birmingham and Worcester.

Tenure: Freehold\*

EPC Rating: D

Council Tax Band: D

Approx. Floor Area: 130.4 sq m (1404 sq ft)

Rear Garden Orientation (approx.): South/West

For room measurements please refer to the floorplan.

\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.

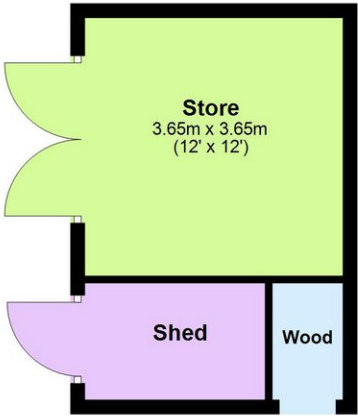




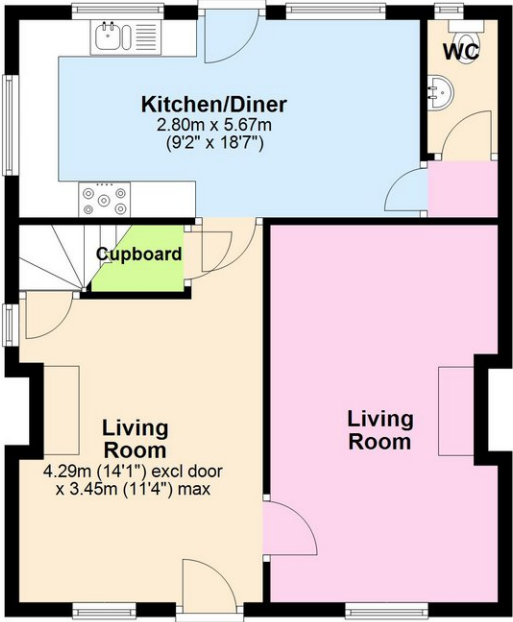




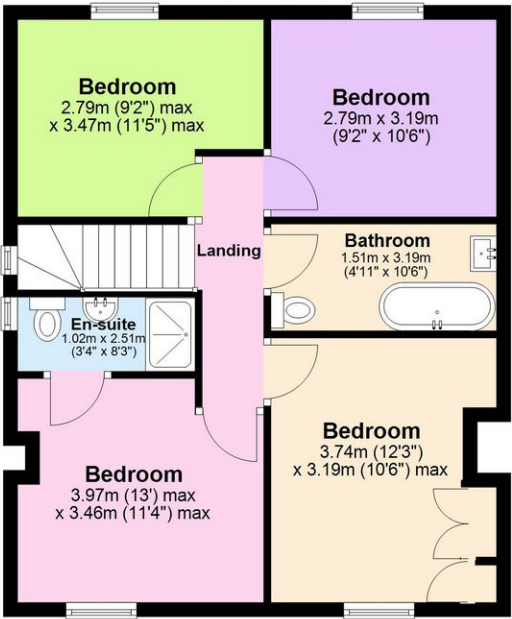
Floorplan



**Ground Floor**  
Approx. 74.3 sq. metres (799.4 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 130.4 sq. metres (1404.0 sq. feet)



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### **Our contact details**

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