



9 Wood Lane

Fairfield, B61 9NF

Andrew Grant

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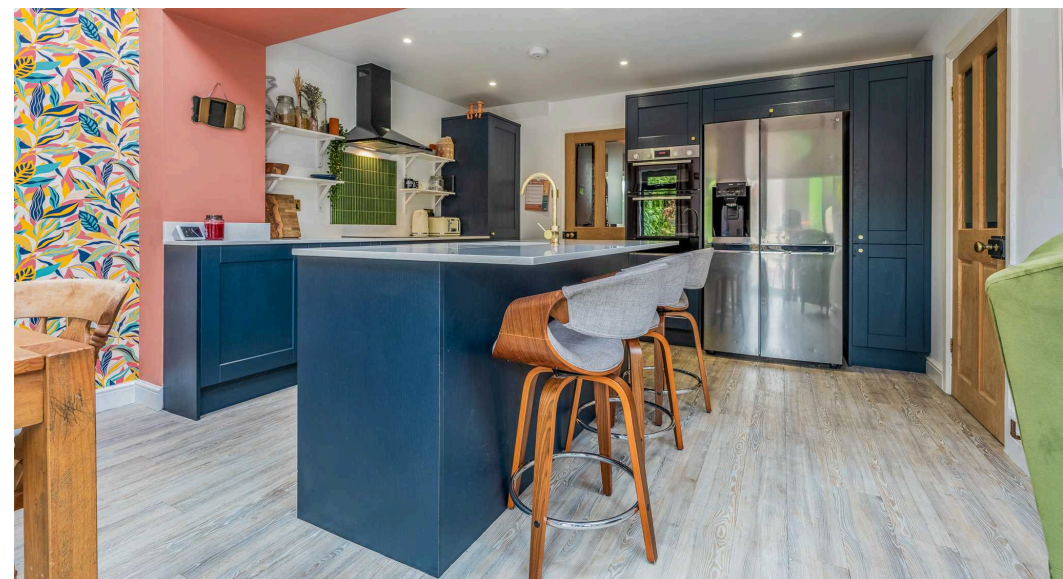
3 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully refurbished three bedroom home combining character, contemporary living and far reaching views within sought after Fairfield.

- This extended terraced home offers versatile family accommodation, combining three bedrooms and two reception rooms with extensive storage and a carefully refurbished interior.
- Refitted and extended in 2020, the shaker style kitchen features quartz work surfaces, a central island and an open connection with the adjoining dining and living area.
- A welcoming living room with multi-fuel burner creates a distinct space for relaxation and entertaining away from the open plan accommodation.
- The rear garden combines a paved terrace, lawn, raised planters and established hedging, with external sockets and cabling running to the end of the garden, offering potential for future outdoor additions.
- A spacious driveway provides off road parking for two vehicles, while wiring at the front elevation is ready for the future installation of an electric vehicle charger.
- Fairfield offers a semi rural village setting within reach of Bromsgrove, supported by local amenities, transport connections and access to surrounding countryside.

1729.2 sq ft (160.6 sq m)





The kitchen

Designed as the practical centre of the extended ground floor, the kitchen was refitted in 2020 with shaker style cabinetry and quartz work surfaces. A substantial central island incorporates additional storage, preparation space and an integrated dishwasher, while further provision accommodates an American style fridge freezer. Roof windows contribute daylight from above and the open arrangement connects directly with the dining and living areas.





The dining area

Bringing everyday meals and larger gatherings into the heart of the home, the dining area forms part of the extended rear accommodation. Its open relationship with the kitchen supports sociable entertaining, while bi-fold doors provide a direct connection to the patio. The proportions allow ample space for a dining table without interrupting movement between the adjoining living area and kitchen.



SO MUCH MORE
IN, THEY USED TO CHASE ME
THEY WOULD POUR
ARS ALLAY MY FEARS
FROM HEAVEN
MON YOU'RE MY WORLD
E MY WORLD
ARE GAZING BACK
LITTLE PIECE OF GLASS
SMILE FROM EVERY BLADE
CINNAMON
E MY WORLD
The Stone Roses
Sally Cinnamon



The living area

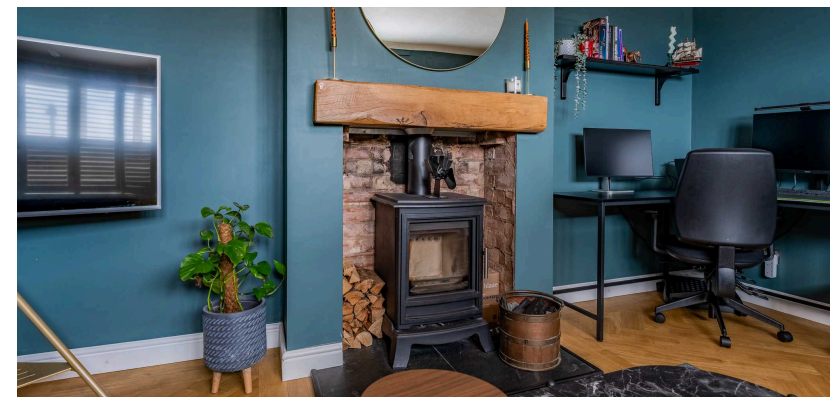
Offering an informal place to relax beside the kitchen and dining area, this inviting space completes the open plan arrangement. Its position within the extension allows conversation and family life to continue naturally across the three interconnected areas.

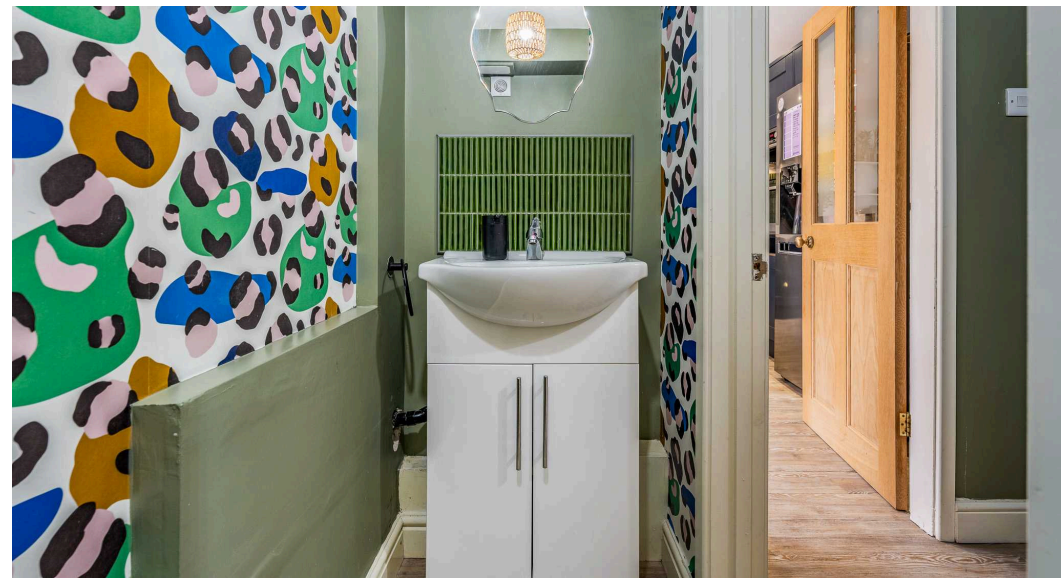




The living room

Providing a more traditional reception space, the living room offers a comfortable setting for quieter relaxation. A multi fuel burner forms the principal focal point within the chimney breast, bringing character to the room, while Amtico flooring continues the considered ground floor finish.





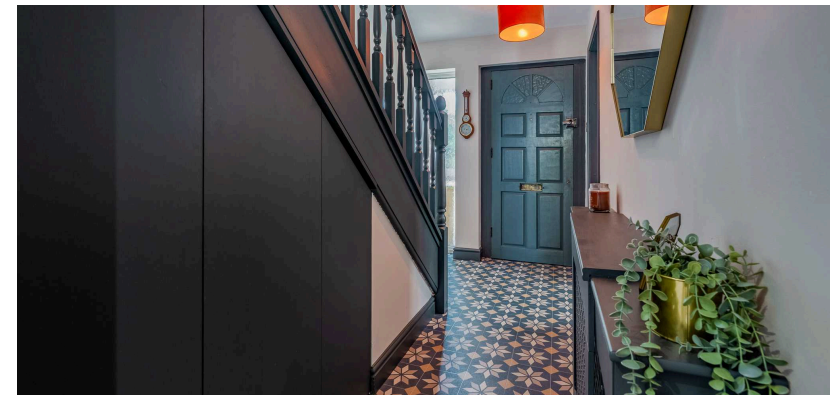
The utility and cloakroom

Supporting the main kitchen, the utility provides dedicated space for laundry appliances alongside practical cabinetry and work surfaces. An adjoining cloakroom is fitted with a WC and wash basin, while a separate store houses the Worcester combi boiler. This useful arrangement keeps household functions together and readily accessible from the kitchen.



The hallway

Creating a welcoming introduction to the accommodation, the hallway connects the entrance with the living room and extended spaces beyond. The staircase rises to the first floor, while the linear arrangement establishes a straightforward route through the home.





The primary bedroom

Forming a generous private retreat, the primary bedroom offers ample space for a double bed and additional bedroom furniture. A broad rear facing window provides an outlook over the garden, while the balanced proportions allow the room to be arranged comfortably.





The second bedroom

Well suited as a further double bedroom, this front facing room provides flexible space for family members or guests. Built in storage makes effective use of the available area and supports an uncluttered layout.





The third bedroom

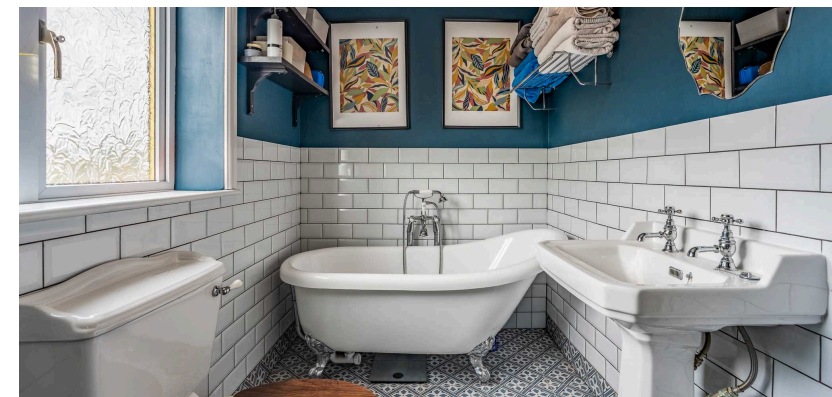
Completing the first floor accommodation, the third bedroom provides a versatile space for a child, guest or home working requirements. Built in storage adds valuable practicality without compromising the usable floor area. A front facing window captures the attractive outlook across the surrounding farmland, giving the room a pleasing connection with its semi rural setting.





The bathroom

Combining everyday practicality with a high quality finish, the bathroom serves all three bedrooms from the first floor landing. A freestanding bath is complemented by a separate rainfall shower enclosure, wash basin and WC. The arrangement provides a choice of bathing facilities within one well planned room, while the window offers ventilation.





The patio

Extending the ground floor living space outdoors, the light paved patio provides a generous setting for dining and entertaining. Wide glazed doors connect it directly with the kitchen, dining and living area, supporting easy movement between inside and outside. Steps rise towards the lawn, establishing a clear transition through the different levels of the rear garden.





The garden

Beyond the patio, the garden continues through a series of defined outdoor areas with lawn, raised planters and established hedging. External sockets and armoured electrical cabling extend towards the rear, offering potential for future lighting or connection to a garden structure. The depth of the plot provides ample scope for recreation, gardening and outdoor enjoyment.







The driveway and parking

Set back from Wood Lane, the frontage incorporates a spacious driveway providing off road parking for two vehicles. Its open arrangement allows convenient access to the entrance, while the outlook extends towards surrounding greenery and countryside. Electrical wiring is already in place at the front elevation, ready for the future installation of an electric vehicle charging point.

Location

Fairfield is a sought after semi rural village offering an appealing balance between countryside surroundings and access to everyday amenities. The village includes a local shop, primary school, public house and village hall, contributing to an established community setting. Bromsgrove town centre provides a wider range of shopping, leisure and practical facilities, while connections to the M5, M42 and Bromsgrove railway station support travel throughout the region. Nearby Pepper Wood offers opportunities for walking and cycling through ancient woodland, further enhancing the area's appeal for those seeking village life within reach of larger centres.

Services

The property benefits from mains gas, electricity, water and drainage.

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 EE, O2, Three and Vodafone. (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 risk for river and surface water flooding.

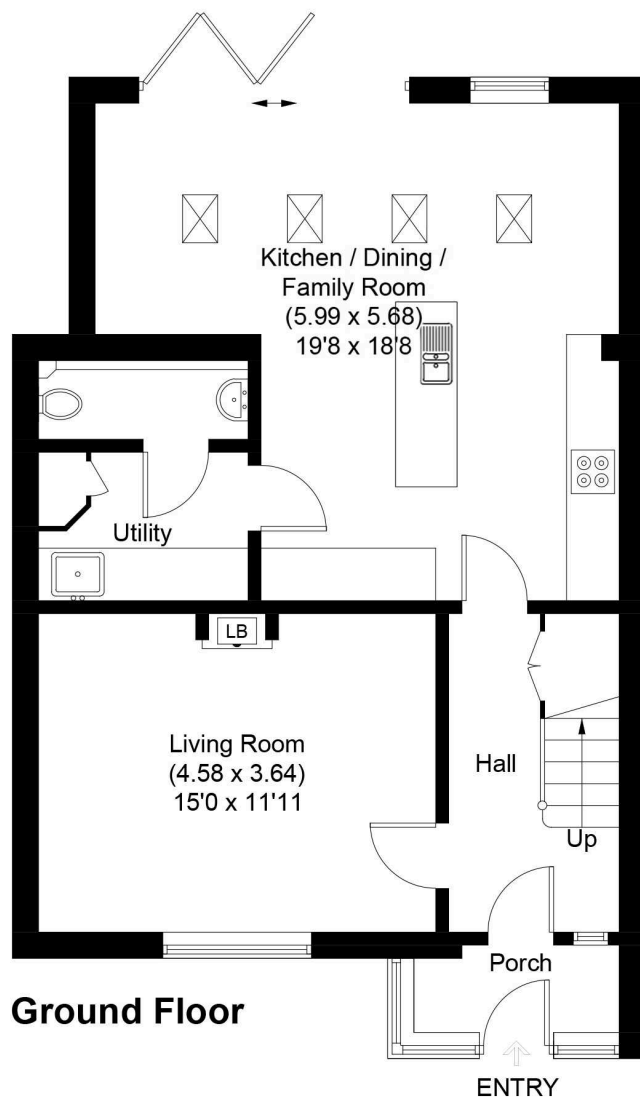
Council Tax

The Council Tax for this property is Band C.



Wood Lane

Approximate Gross Internal Area
Ground Floor = 64.2 sq m / 691 sq ft
First Floor = 47.5 sq m / 511 sq ft
Total = 111.7 sq m / 1202 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

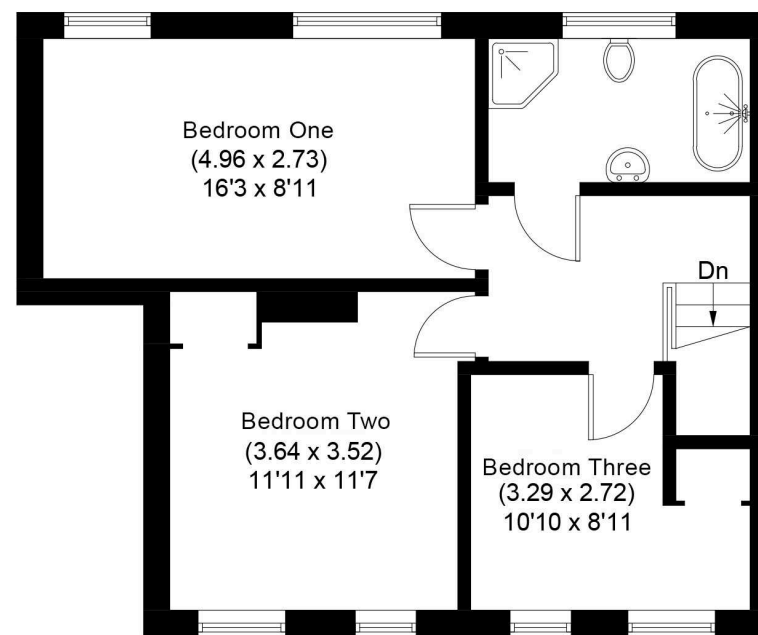


Illustration for identification purposes only, measurements are approximate, not to scale.



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