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Cloverdale, Stoke Prior, Bromsgrove B60 4NH

**GUEST**  
ESTATE AGENTS



## NO UPWARD CHAIN

Three bedrooms  
Semi detached  
Refurbished by current owner  
Quiet and desirable village location  
Extended kitchen/diner in 2024  
Living room & dining room  
3rd reception room converted in 2024  
Bathroom with bath & shower  
Downstairs WC

Located in the popular village of Stoke Prior, on the outskirts of Bromsgrove, this refurbished and extended, three bedroom, semi-detached home offers stylish and versatile living space ideal for modern family life. Updated throughout, the property features a single-storey rear extension, a garage conversion, and neutral décor, creating a home ready to move into.

The ground floor includes a welcoming entrance hall to the side of the property, with a convenient downstairs WC, a comfortable living room with a feature panelled wall, a separate dining room off the kitchen, and an impressive kitchen/diner at the rear, which opens out to the garden through patio doors, perfect for everyday living and entertaining. The kitchen benefits from a built in dishwasher, microwave, double oven, fridge freezer and an induction hob and extractor. The former garage has been converted into a third reception room, ideal as a playroom, study, or snug.

Upstairs, there are three bedrooms and a modern family bathroom, complete with a separate shower enclosure and freestanding-style bath and a useful storage cupboard off the landing. Outside, the property benefits from a low maintenance rear garden with a lawn and raised patio area with pergola and a garden storage shed and to the front there is a gravelled driveway to the front with space for three cars. Other benefits to this property are that a new combi boiler was installed in 2021 and the electrics were updated in 2022.



Situated in the charming village of Stoke Prior, this property enjoys a semi-rural setting being within the beautiful Worcestershire countryside while being just a short drive from Bromsgrove town centre. The canal towpath is a short distance from the property and is very popular with walker's as it offers a panorama of the open countryside and includes the longest lock flight in Britain. The area offers local amenities, including shops, pubs, and well-regarded schools. For commuters, Stoke Prior provides easy access to the M5 and M42 motorways, as well as nearby train stations in Bromsgrove and Droitwich.

Catchment schools:\*

Stoke Prior First School: Ofsted grading – Good

Aston Field's Middle School: Ofsted grading – Outstanding

St John's CE Middle School Academy: Ofsted grading - Good

South Bromsgrove High School: Ofsted grading - Good

Tenure: Freehold\*\*

EPC Rating: D

Council Tax Band: C

Approx. Floor Area: 114.3 sq m (1229.9 sq ft)

Rear Garden Orientation (approx.): East

For room measurements please refer to the floorplan.

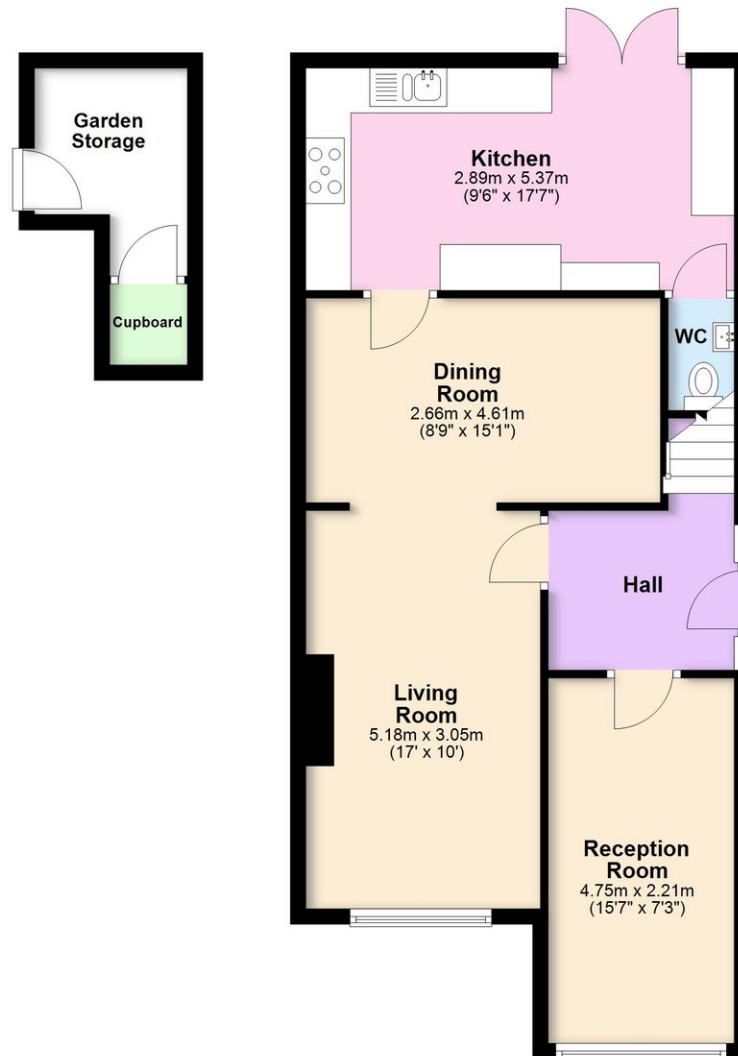
\* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission. \*\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



## Floorplan

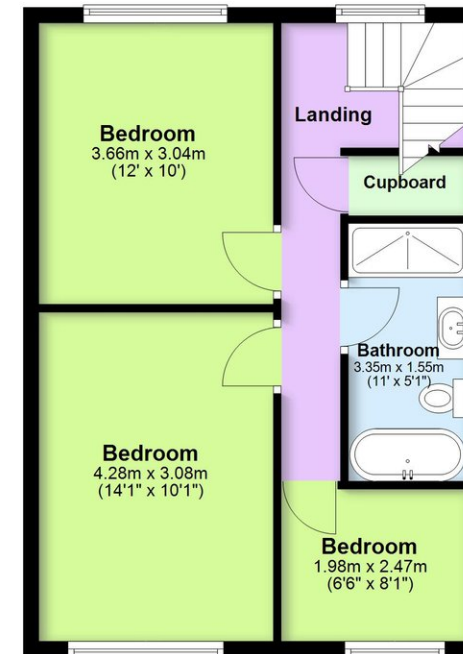
## Ground Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

Garden room not in actual position. Overall area includes the garden room. 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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### **Our contact details**

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You should not rely on statements made by Guest Estate Agents in these details, or by word of mouth, or in writing, as being factually accurate about the property, its condition, or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

