



**£400,000**

Maple Close, Bromsgrove B61 7FH

**GUEST**  
ESTATE AGENTS

Brand new 2025 built detached home  
No estate management charge  
Driveway for three vehicles plus an oversized garage  
9 years remaining on NHBC Buildmark warranty  
Spacious dual aspect living room filled with natural light  
Contemporary kitchen/diner with integrated appliances  
Separate utility room & downstairs WC  
Three well-proportioned bedrooms, including ensuite to master  
Exceptional EPC rating A with solar panels, EV charger & combi boiler  
Corner plot position offering enhanced privacy & a larger-than-average feel

Occupying a prime corner position on the recently completed Whitford Heights development, this beautifully presented three bedroom detached home offers a rare opportunity to secure a nearly new property with exceptional energy efficiency and no estate management charges. Built in 2025 and still benefiting from the reassurance of a 9 year NHBC warranty, this home is ideal for buyers seeking modern, low maintenance living with thoughtful design, excellent proportions, and long term cost efficiency.

The property is set back from the road with an attractive frontage featuring ornamental shrubs, creating an inviting first impression. A side gate provides convenient access to the rear garden, while the generous driveway comfortably accommodates three vehicles in addition to the larger-than-average garage, ideal for storage, a workshop, or secure parking.

Upon entering, you are welcomed into a spacious, tiled hallway that forms the central hub of the home, with all principal rooms leading off. To the left, the dual aspect living room offers an abundance of natural light and a calm, airy atmosphere, perfect for both relaxing and entertaining.

To the right, the kitchen/diner is both stylish and functional, accessed through a wider-than-average opening that enhances the sense of space. The kitchen is fitted with contemporary neutral cabinetry and integrated appliances including a fridge freezer, dishwasher, oven, gas hob, and extractor. The dining area seamlessly connects to the garden via patio doors with additional glazed panels, creating an excellent indoor/outdoor flow, particularly



appealing during warmer months.

A useful utility room sits just off the kitchen, complete with a window and a practical pantry cupboard beneath the stairs, while a neatly presented downstairs WC adds everyday convenience.

Upstairs, the central landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. Both bathrooms are finished in a tasteful, contemporary style with quality tiling and crisp white sanitary ware, reinforcing the move-in-ready appeal of the home.

Externally, the rear garden offers a pleasant balance of patio and lawn, making it ideal for morning sunshine and outdoor dining. The fencing provides a clean and secure boundary, ready for buyers to personalise further.

From a performance perspective, the home's EPC A rating delivers tangible long term value. The inclusion of solar panels helps to significantly reduce electricity costs, while the EV charger future proofs the property for electric vehicle ownership. Combined with the efficiency of a modern combi boiler, this results in lower running costs and improved sustainability, an increasingly important factor for today's buyers.

Positioned just off Whitford Road on the edge of Bromsgrove, the property enjoys easy access to local amenities, reputable schools\*, and excellent transport links, while being within close proximity to Sanders Park, offering open green space, walking routes, and leisure facilities. This balance of convenience and lifestyle continues to make this area particularly desirable.

Overall, this is a rare opportunity to acquire a nearly new, energy efficient, detached home in a growing and well-connected location, without the additional costs often associated with modern developments.

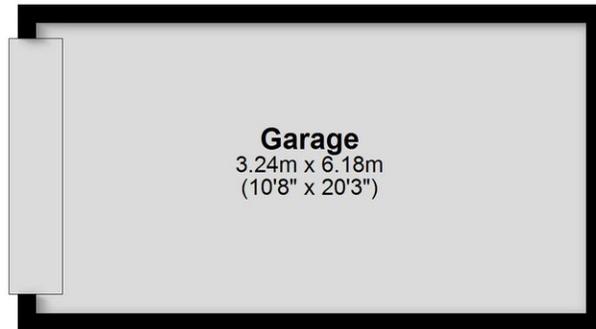
\* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.



# Floorplan

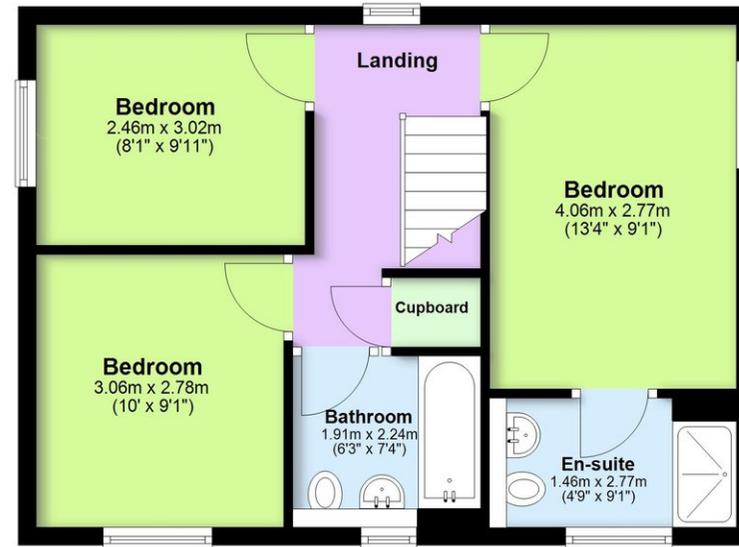
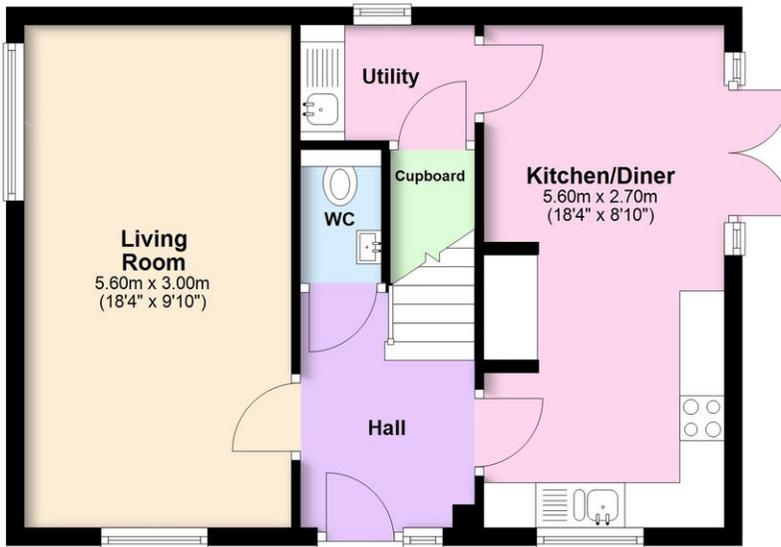
## Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



## First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



**Total area: approx. 108.2 sq. metres (1164.3 sq. feet)**

The overall area includes the garage. The garage is not shown in its actual position. 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**

Phone: 01527 306420

Email: [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

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