



# 1 Orchard Villas

Nestled on Bournheath Road in the charming Village of Fairfield, Bromsgrove, this delightful house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The house boasts three well-appointed reception rooms, providing ample room for relaxation, entertaining, or family gatherings.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. One of the standout features of this property is the generous parking space, accommodating ample vehicles including a detached garage, which is a rare find in this area and perfect for hosting friends and family.

The easy-to-maintain garden is a true gem, featuring a charming summer house that invites you to enjoy entertaining or work from home office. Whether you wish to unwind with a good book or host summer barbecues, this garden space is designed for leisure and enjoyment.

This house on Bournheath Road is not just a home; it is a lifestyle choice, offering both comfort and practicality in a desirable location. With its spacious interiors and lovely outdoor area, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your own.







## Approach

Approached via sliding wood gate with gravel driveway offering space for up to five vehicles. There is a large log store, access to the double garage and games room, along with access to the garden at the rear.

## Entrance Hall

With tiled flooring, central heating radiator and doors leading to:

## Downstairs W.C.

With double glazed window to rear, chrome heated towel radiator and tiling to floor. There is a hand wash basin with tiled splashback and w.c.

## Kitchen 20'0" x 13'9" (6.1 x 4.2)

With dual aspect double glazed windows to front and side, central heating radiator and tiling to floor. Featuring a variety of fitted oak wall and base units with worksurface over, one and a half bowl stainless steel sink and space for a range cooker. Integrated white goods include a fridge, dishwasher and washing machine. Oak staircase leads to the first floor landing.

## Living Area 11'5" x 17'4" max (3.5 x 5.3 max)

With double glazed window to front, central heating radiator and tiled flooring. There is a large feature fireplace with brick surround, oak beam mantle and doors lead through to:

## Dining Room 10'9" x 11'5" (3.3 x 3.5)

With French doors to rear, central heating radiator and oak flooring.

## Lounge 12'5" max x 14'1" max (3.8 max x 4.3 max)

With dual aspect double glazed windows to side and rear, central heating radiator and electric fireplace.

## First Floor Landing

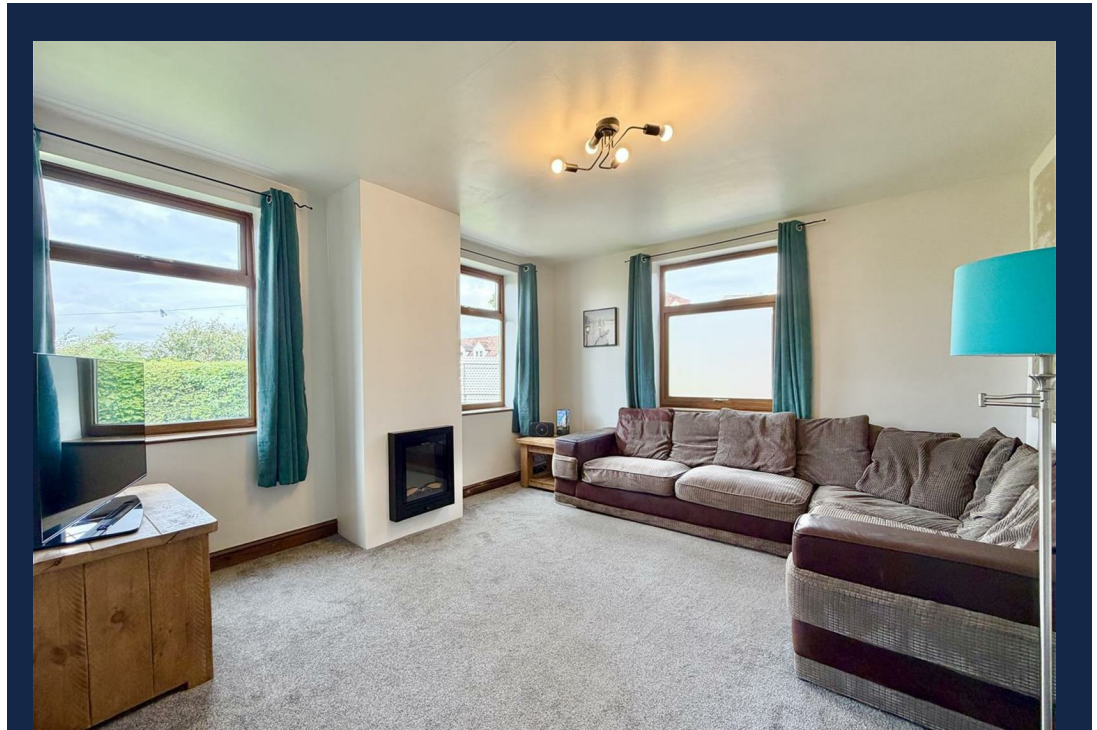
With oak doors leading to:

## Bedroom One 14'9" max x 14'1" max (4.5 max x 4.3 max)

With dual aspect double glazed windows to front and side, central heating radiator and door through to ensuite.

## Ensuite

With obscured double glazed window to side, chrome heated towel radiator and tiled flooring. There is a vanity sink, w.c. and walk in shower cubicle.



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Bedroom Two 11'5" max x 11'1" max (3.5 max x 3.4 max)  
With double glazed window to rear, central heating radiator and feature iron fireplace.

Bedroom Three 11'1" x 11'5" (3.4 x 3.5)  
With double glazed window to front, central heating radiator, feature fireplace and access to the loft via hatch.

Bedroom Four 7'10" x 7'6" (2.4 x 2.3)  
With double glazed window to rear and central heating radiator.

Family Bathroom  
With obscured double glazed window to rear, central heating radiator and tiled flooring. There is a pedestal sink, w.c. and fitted bath with shower over.

Garden  
With paved patio area, lawn and established borders with hedging.

Summer House 15'5" x 12'5" (4.7 x 3.8)  
With French doors for access, double glazed windows surrounding, lighting overhead and electric points.

Double Garage 17'4" x 15'1" (5.3 x 4.6)  
With two up and over garage doors, lighting overhead and electric points.

Tenure - Freehold  
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax  
Tax band is D.

Money Laundering Regulations  
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.





## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



FLOORPLAN

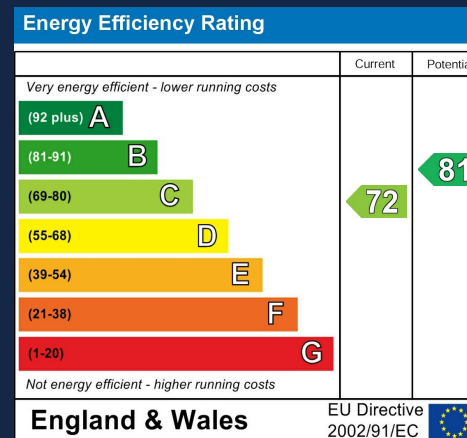
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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Hagley  
129 Worcester Road  
Hagley  
DY9 0NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)