



Stourbridge Road, Bromsgrove
Offers Over £400,000

Features:

- Executive Edwardian family home
- Four double bedrooms
- Front reception room & separate dining room
- Large breakfast kitchen/family room
- En-suite to master, GF shower room & family bathroom
- Generous rear garden & block paved driveway
- Fully owned solar panels and water heating
- EPC - C

Description:

An executive, four double bedroom, period style Edwardian home, promoting a host of original features, modern rear extension, and loft conversion to extend the usable family living space, situated in a well-regarded location of central Bromsgrove. The charming layout briefly comprises: Entrance porch, large entrance hallway offering cloaks cupboard, under stairs storage and original tiling to floor. Sizable front lounge, featuring large bay window to front and usable chimney for feature fireplace or log burner, formal dining room, with open fireplace and French doors opening out to rear garden, ground floor guest shower room with remote operated shower and, to complete the ground floor, a stunning breakfast kitchen fitted with integrated double ovens, induction hob, dishwasher, breakfast bar with feature lighting and a thoughtfully fitted cupboard unit screening the plumbing for a washing machine. At the rear of the kitchen features a welcoming family area bringing in picture views of the rear garden and plenty of light from the vaulted ceiling with Velux windows, additionally the kitchen space is fitted with underfloor heating. Moving upstairs the first-floor landing benefits from bespoke push drawer storage space beneath the upper stairs, and gives off to a modern family shower room, master bedroom with contemporary en-suite occupying walk in shower, and further double bedrooms two and three. An additional staircase leads to the roof space, which has been cleverly converted into a generous fourth bedroom, making the most of the light and space with installed Velux windows to dual aspect views, dressing area and eaves storage cupboards on each side. Outside, to the rear of the property, enjoys a good-sized garden providing initial patio area, lawn, timber, and separate composite shed, bordered my mature hedgerow, and fenced boundaries. The front of the property presents impressive kerb appeal with ornate door lintel and block paved driveway for parking up-to two cars. Additional benefits include feature furniture and fittings keeping with the Edwardian style of the property, fully owned P.V. Electric panels with F.I.T., as well as solar water heating, gas central heating, fitted luxurious monsoon and jet showers in en-suite and first floor bathroom along with boarded loft space with fitted loft ladder. Occupying a prime location towards Bromsgrove town centre, making the High Street shops and eating establishments withing easy reach. Highly regarded private and state education sit within a mile of the property in addition to nearby medical centre, Bromsgrove library and hub, as well as excellent road transport links including access to the M5 and M42.



Details:

Porch

Hallway

Lounge

14' 0" x 12' 10" (4.26m x 3.91m)

Dining Room

14' 8" x 10' 6" (4.47m x 3.20m)

Shower Room

Breakfast Kitchen/Family Room

23' 8" max x 11' 8" max across extension (7.21m x 3.55m)

First Floor Landing

Master Bedroom

14' 1" x 11' 7" (4.29m x 3.53m)

En-suite

10' 3" x 4' 9" (3.12m x 1.45m)

Bedroom Two

12' 11" x 10' 7" (3.93m x 3.22m)

Bedroom Three

10' 10" x 10' 1" (3.30m x 3.07m)

Family Bathroom

7' 0" x 6' 6" (2.13m x 1.98m)

Second Floor

Loft Room/Bedroom Four

17' 2" max x 15' 11" max (5.23m x 4.85m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



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Need a mortgage?

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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

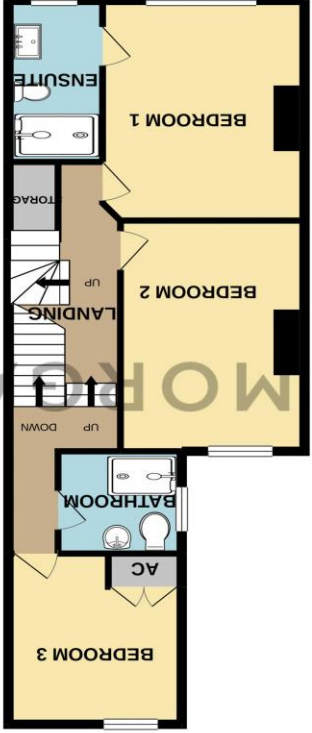
Need a removal company and storage?

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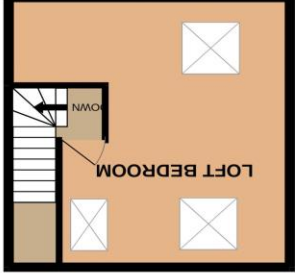
GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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