

An aerial photograph of a large, white, two-story house with a dark grey tiled roof. The house features multiple gables and dormer windows. A dark driveway leads to a small, dark wooden shed on the right side of the property. The house is surrounded by lush green trees and a well-maintained lawn. In the background, another smaller house is visible, partially obscured by trees. The overall scene is a peaceful, rural setting.

AP MORGAN

Parish Hill, Bournheath, Bromsgrove
Guide Price £600,000

Features:

- Detached period cottage set within a quarter-acre plot
- Two reception rooms, including one with log burner and exposed timber beams
- Second reception room with open fire
- Kitchen/breakfast room with pantry, plus separate utility room
- Three first floor bedrooms with fitted storage and family bathroom
- Five-bar gated driveway with parking for multiple vehicles
- Rear garden with patio, lawn, mature fruit trees, and detached garage
- Sought-after semi-rural village location with easy access to M5 and M42

Description:

A quarter of an acre, open fields, and a village people wait years to get into. Rose Cottage just needs someone to see what's possible.

A home with a story

This is a cottage that has belonged to the same family for forty years, and that kind of longevity tells you something. Homes don't get held onto for four decades by accident. There's a rhythm to a place like this: mornings with the fire lit, evenings by the log burner under those old timber beams, a garden that's clearly been part of everyday life rather than just an afterthought.

You can see it in the bones of the place. There's a patio, steps up to a level lawn, and mature fruit trees that clearly go back years. It's a garden with a good amount of space to work with, set behind a picket fence and lawned frontage at the front, and opening out past hedgerow boundaries at the rear.

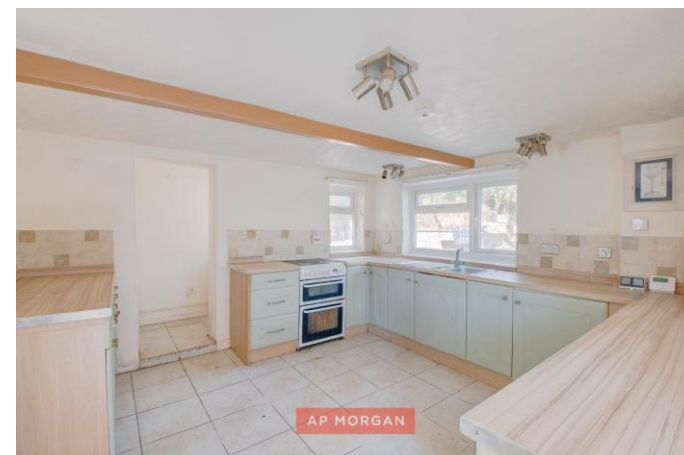
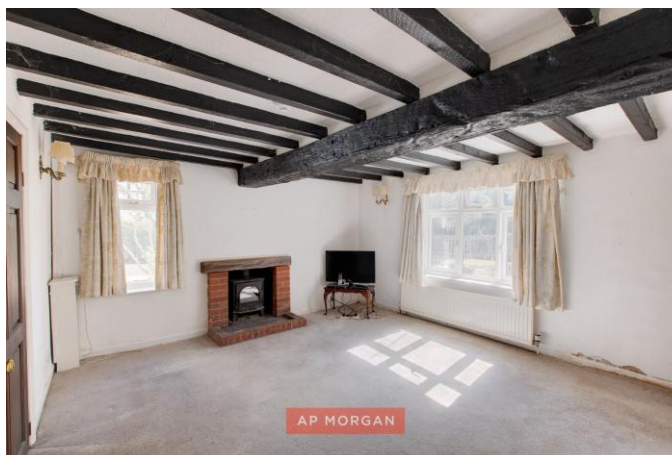
Now it's ready for someone new to pick up where that story left off, and make it theirs.

Our agents say...

Honestly, it's the setting that sells this one. Pull up to a country five-bar gate, park on the driveway in front (there's room for several cars), and you're already set back from the road behind that picket fence and lawned frontage. It feels tucked away the moment you arrive.

The rear garden has a patio, steps up to a level lawn, mature fruit trees, and a detached garage, with hedgerow boundaries along the edges. We were there photographing on a quiet morning with buzzards overhead and sightings of horses on the country roads, which tells you plenty about the setting.

Inside, there's plenty to work with: two reception rooms give you real flexibility, one a cosy spot with a log burner and exposed timber beams overhead, the other with its own open fire. The kitchen/breakfast room comes with its own pantry, and there's a separate utility and ground floor shower room as well. Upstairs, three well-proportioned bedrooms with fitted storage and a family bathroom round things off nicely. Mains gas



central heating is already in place too, which is a real bonus for a semi-rural property like this.

And then there's the location. Bournheath and Fairfield are two of the villages we hear requested again and again by buyers looking around Bromsgrove, and it's easy to see why. Rabbits running through the fields, horses out on the lane, that quiet village feel the moment you arrive, it's a real slice of countryside. You've got well-regarded local schooling nearby, some genuinely excellent country pubs (The Gate at Bournheath is a personal favourite), and a real sense of peace to the whole area. But you're not cut off: the M5 (junction 4) and M42 (junction 1) are both close by, Birmingham city centre is around 16 miles away, and Aston Fields has a train station for those wanting rail links into Bromsgrove and beyond. Bromsgrove town itself brings a new leisure centre, David Lloyd gym, golf course, supermarkets, doctors, dentists, and schooling right up to the well-regarded Bromsgrove School.

It's a rare combination: countryside living, without sacrificing the practical stuff. If you've been waiting for a project in a setting like this, we'd love to show you round.

Details:

Entrance Hall

Lounge 6.42 x 3.70 Max

Reception Room 3.95 x 4.04

Kitchen 3.71 x 3.71

Pantry 0.89 x 2.38

Utility Room 2.45 x 2.38

Ground Floor Shower Room 0.87 x 2.38

First Floor Landing

Bedroom One 3.70 x 3.74 Max

Bedroom Two 3.95 x 3.63 Max

Bedroom Three 2.88 x 2.87

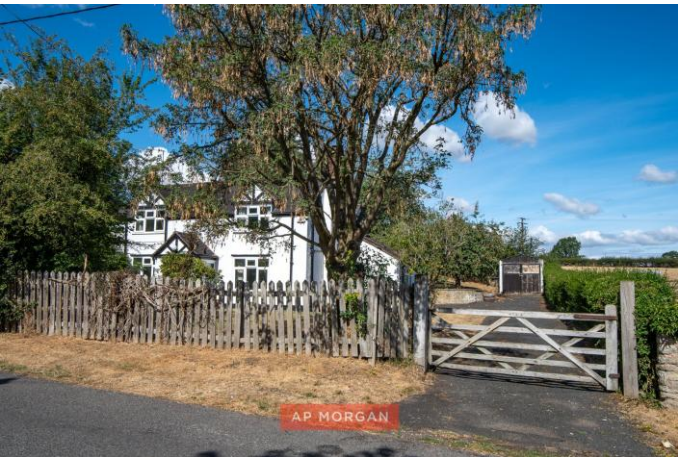
Bathroom 3.96 x 2.09 Max

Detached Garage *Unmeasured*

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

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.

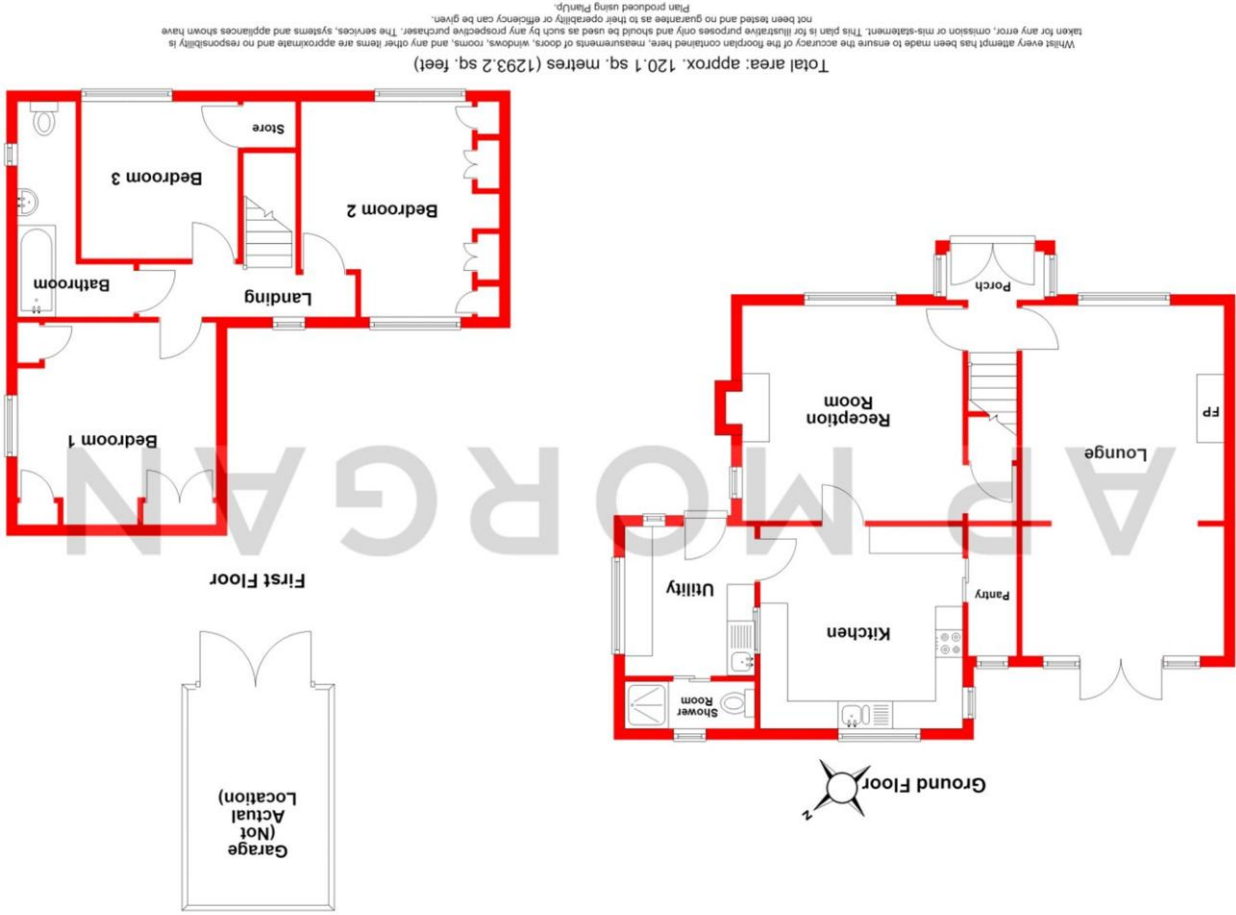
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Detached Garage

Garage (Not Actual Location)