

AP MORGAN



Whitford Road, Bromsgrove, Worcestershire
Offers in excess of £450,000

Features:

- Generously extended & much improved detached house
- Desirable location close to Sanders Park
- Four double bedrooms
- Lounge, additional reception room/study & conservatory
- Open plan kitchen/dining room & separate utility
- Shower room & modern ground floor bathroom
- Landscaped rear garden
- Large garage & driveway

Description:

A beautifully presented and generously extended, four double bedroom detached house, situated on a popular no-through road within a stone's throw of Sanders Park, Bromsgrove. Offering spacious and versatile accommodation, this superb family home is ideally located for access to local amenities, schools, and commuter routes.

The property is approached via a large frontage featuring a gravelled driveway providing off-road parking for multiple vehicles, access to the garage via an up-and-over door, and an open canopy porch over the front door creating a sheltered entrance.

Once inside, the welcoming interior briefly comprises a bright and spacious reception hallway with doors leading to a large lounge featuring a characterful bay window. Just off the hallway is a modern ground floor bathroom and a generous reception room/study, ideal for home working or as additional living space.

To the rear of the property lies the heart of the home: an open-plan kitchen, dining area, and conservatory. The stylish kitchen is fitted with a range of units and integrated appliances, including a fridge and Neff double oven, both less than 12 months old, complemented by quality worktops. The dining area flows seamlessly into the light-filled conservatory, creating an ideal space for family gatherings or entertaining. A separate utility room provides valuable extra storage and dedicated space for laundry.

Rising upstairs, the spacious gallery landing features a striking floor-to-ceiling window that floods the space with natural light. The first floor offers four generously proportioned double bedrooms, all well-presented and neutrally decorated. These rooms are served by a shower room with WC and wash basin.

Moving outside, the well-presented landscaped rear garden is laid to an initial block-paved patio with a feature lawn, well-stocked planted borders, a raised pond, and a further block-paved seating



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area to the rear—ideal for enjoying summer evenings and al fresco dining.

Additional benefits include gas fired central heating, double glazing throughout and solar panels offering reduced energy bills.

Situated in a sought-after location with Sanders Park on the doorstep, the property is well-positioned to provide easy access to Bromsgrove town centre, which offers a range of shops, leisure facilities, and well-regarded state schools across all age groups, in addition to the prestigious Bromsgrove School. Excellent road links to the M5 (Junction 5) and M42 (Junction 1) make this an ideal location for commuters travelling to Birmingham, Worcester, and the wider Midlands area.

Details:

Reception Hall

Lounge 3.61 x 6.10

Kitchen/Dining Room 6.24 x 4.15 Both max

Utility Room 3.97 x 1.83

Conservatory 2.34 x 3.87 Both max

Reception/Study Room 5.03 x 2.40

Ground Floor Bathroom 2.37 x 3.50 Both max

Garage 9.72 x 2.85 Both max

First Floor Landing

Bedroom One 4.22 x 3.15

Bedroom Two 4.15 x 2.98

Bedroom Three 3.68 x 3.06

Bedroom Four 3.07 x 3.07

Shower Room 2.04 x 2.04

EPC Rating: D

Council Tax Band: E (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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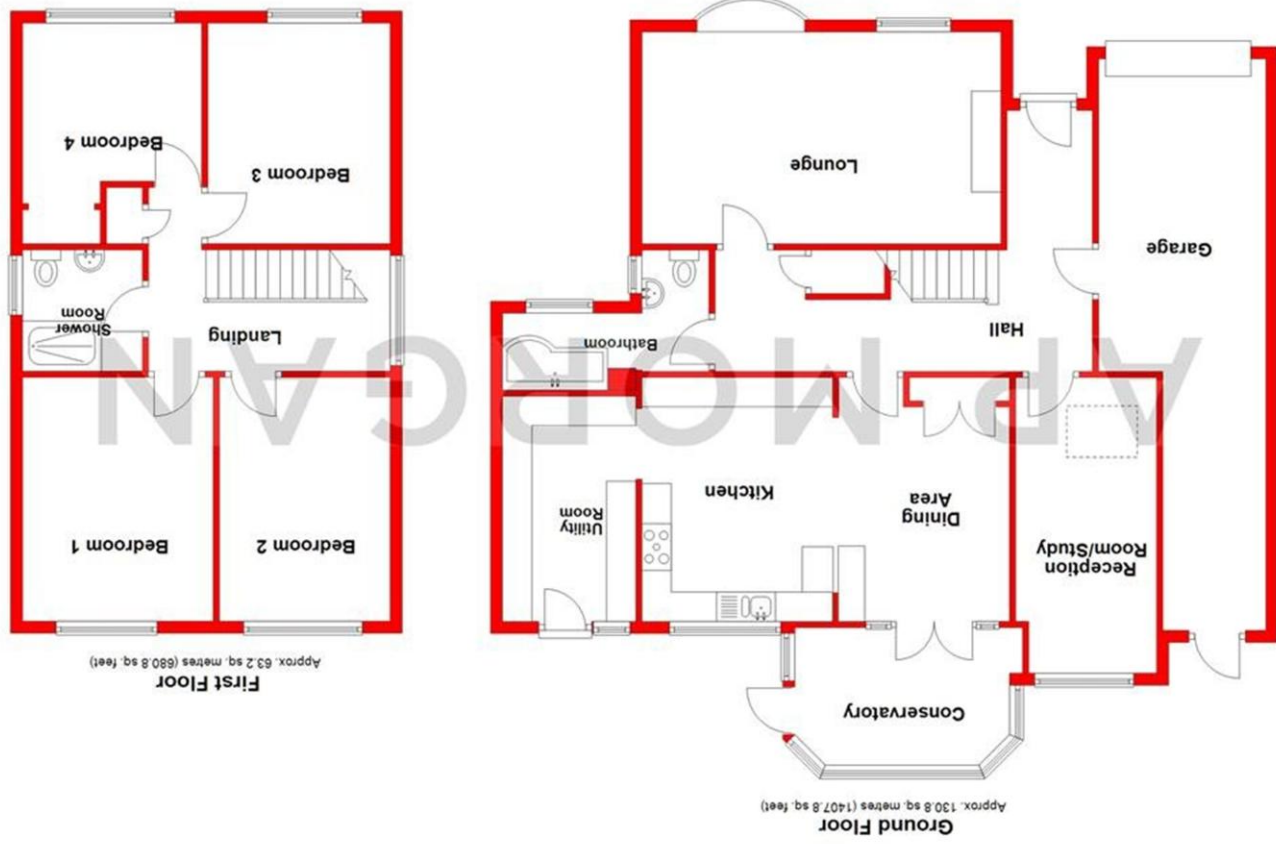
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