

**AP MORGAN**



**Wood Lane, Fairfield, Bromsgrove**  
Offers in the region of £650,000

**Features:**

- Deceptively spacious detached family home on a plot of just under half an acre
- Three well-proportioned double bedrooms
- Large dual-aspect lounge with wood-burning stove
- Open-plan kitchen/dining room
- Two bath/shower rooms plus ground floor guest WC
- Insulated garden room ideal for home office, gym or studio
- Expansive landscaped rear garden backing onto open fields
- Sought-after village location of Fairfield

**Description:**

Woodhaven is a deceptively spacious, three double bedroom detached family home, set on a substantial plot of just under half an acre, within the highly desirable village of Fairfield, Bromsgrove.

The property sits proudly behind a recently installed, remote-operated gated frontage which opens onto a generous block-paved driveway providing parking for multiple vehicles, together with an open canopy porch over the front door.

Once inside, this welcoming and well-proportioned home briefly comprises: an entrance hall with bespoke understairs storage cupboards, access to a modern ground floor guest WC with utility space for laundry appliances, a large dual-aspect lounge featuring a wood-burning stove and double-glazed sliding doors opening onto the rear garden, and a spacious open-plan kitchen/dining room. The kitchen is fitted with integrated dual Neff ovens, an under-counter fridge and freezer, dishwasher and induction hob. The ground floor further benefits from wet underfloor heating throughout the entrance hall and kitchen/dining room, along with solid oak flooring through the lounge and dining area.

To the first floor, the gallery landing provides access to a good-sized storage cupboard, three double bedrooms enjoying elevated views to both the front and rear, a family bathroom suite with airing cupboard, and a separate shower room.

Outside, the property enjoys an expansive, landscaped rear garden. A stone-paved patio wraps around to an insulated garden room, accessed via bi-fold doors and offering an ideal space for a home office, workshop or gym. Steps lead down to a gravelled seating area with a large greenhouse, extending to a generous lawn with planted borders, a feature pond, and open views backing onto neighbouring fields.



Further benefits include an advanced Mechanical Ventilation with Heat Recovery (MVHR) system, providing whole-house ventilation by continuously supplying fresh, filtered air while extracting stale air.

Fairfield village offers a range of local amenities and well-regarded schooling, while remaining conveniently located for Bromsgrove town centre. Bromsgrove provides a new leisure centre, David Lloyd Gym, Bromsgrove Golf Course, and a wide selection of eateries, supermarkets, doctors, dentists, health services and professional facilities. The area is also home to first, middle and high schools, including the prestigious Bromsgrove School. Excellent transport links are available via the M5 and M42, providing easy access to the wider West Midlands conurbation.

**Details:**

**Entrance Hall**

**Lounge** 5.79 x 3.82

**Dining Room** 3.87 x 3.33

**Kitchen** 3.00 x 3.33

**WC/Utility** 1.64 x 1.96

**First Floor Gallery Landing**

**Bedroom One** 2.84 x 3.88

**Bedroom Two** 2.84 x 3.88

**Bedroom Three** 2.84 x 3.36

**Family Bathroom** 2.84 x 2.38 Both max

**Shower Room** 1.76 x 0.88

**Store Cupboard** 0.83 x 1.97

**Outbuilding** 4.02 x 4.06 Both max

**EPC Rating:** D

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



## 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](http://www.wisermortgageadvice.co.uk)

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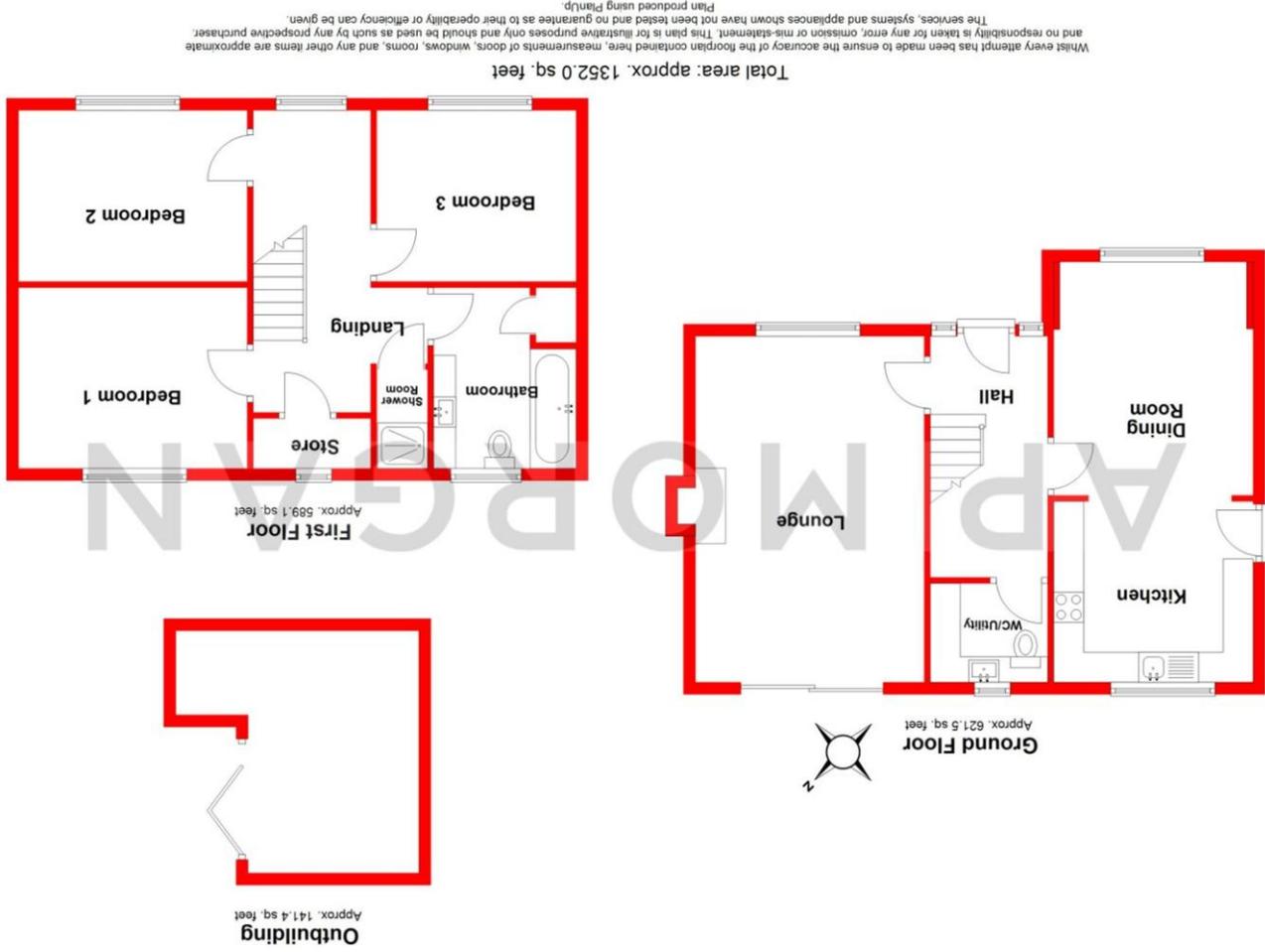
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