

**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)

### Property to sell?

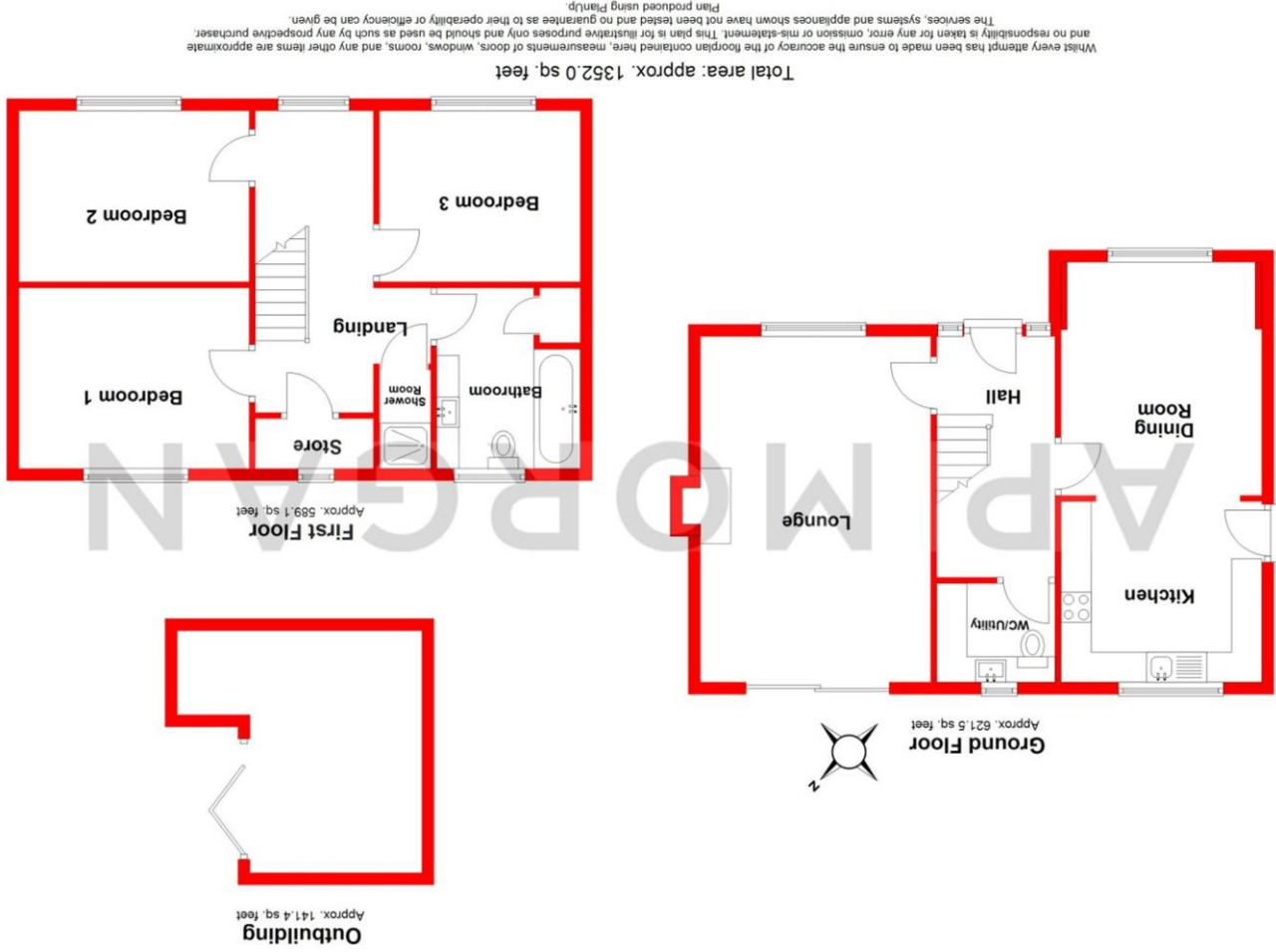
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.