

AP MORGAN



Victoria Road, Bromsgrove, Worcestershire
Offers Over £600,000

Features:

- Offered with no onward chain
- Generously extended 1930's detached family home
- Four bedrooms (three being generous doubles)
- Impressive open plan kitchen/dining/family room
- Bay fronted sitting room & large lounge
- Family bathroom, separate shower room & ground floor W/C
- Generous driveway and garage store room
- South facing rear garden

Description:

Sitting prominently on one of Bromsgrove's most established residential roads, this imposing 1930s detached home has been extended significantly over the years to offer a generously proportioned family layout across two floors. With over 1,600 sq ft of accommodation and a south-facing rear garden, this is a property that offers plenty of scope for a buyer looking to put their own mark on something substantial.

Inside, the ground floor flows from a welcoming entrance hall into a lounge, a separate sitting room and a ground floor WC. The star of the show is undoubtedly the extended kitchen and dining room, a statement space with a partially vaulted ceiling and Velux-style rooflight that draws natural light deep into the room. Fitted with freestanding kitchen units and a utility area for laundry appliances, there is also an internal door leading through to the garage store, which benefits from power and lighting making it a practical additional workspace or storage area.

Upstairs, a beautiful stained glass feature window on the staircase provides an abundance of natural light with the landing leading off to four bedrooms, served by both a family bathroom and a separate shower room, with fitted wardrobes providing useful storage.

The south-facing rear garden is an attractive outdoor space, opening from a paved patio with an inset pond feature onto a level lawn with planted beds. Timber fencing and mature rear hedgerows frame the boundary, while a timber shed to the side provides useful storage alongside a covered walkway through to the front driveway.

Bromsgrove town centre is within easy walking distance, offering a good range of independent shops, cafes, restaurants and everyday amenities. The area is well-regarded for its local schooling, with a number of well-thought-of primary and secondary schools nearby. For commuters, the road network is a genuine draw, with the M5



and M42 both readily accessible opening up easy routes into Birmingham, Worcester and beyond, while Bromsgrove train station provides regular services into Birmingham city centre.

Details:

Entrance Hall

Guest W/C

Sitting Room 4.30 x 3.65 Max into bay

Lounge 6.11 x 3.65

Kitchen/Dining Room 7.00 x 6.13 Both max

Garage Store 4.67 x 3.83 Both max

First Floor Landing

Bedroom One 4.35 x 3.64 Max into bay

Bedroom Two 3.03 x 3.63

Bedroom Three 3.65 x 3.66 Both max

Bedroom Four 2.91 x 2.97 Both max

Shower Room 3.04 x 2.56

Family Bathroom 2.63 x 1.84

EPC Rating: D

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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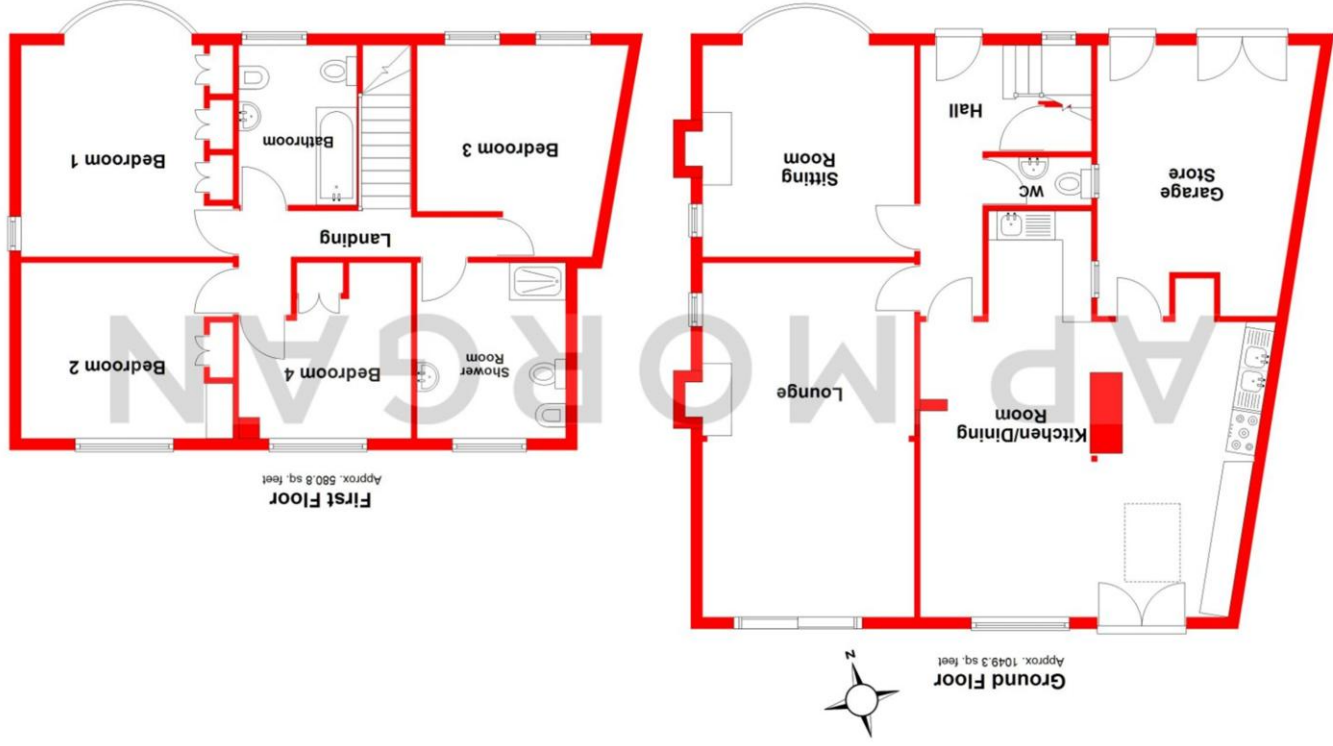
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Plan produced using Planip.

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