



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

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# Worcester Road, Bromsgrove, B61 7HP

Offers Over £420,000

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**PLEASE QUOTE REF: VF0354**

Nestled in the highly sought-after area of Bromsgrove, Worcestershire, this beautifully re-modelled four-bedroom detached home offers the perfect blend of modern elegance and family-friendly living. No expense has been spared by the current owners in creating a space that is both stylish and functional, ideal for couples or young families looking for contemporary comfort.

Upon entering through the welcoming porch, you are greeted by a bright and spacious lounge that flows seamlessly into an inner lobby space with a concealed utility cupboard and downstairs WC. The stunning open-plan and integrated kitchen flows into the dining area offering that perfect space for family meals and entertaining. The beautifully designed conservatory featuring underfloor heating, offers panoramic views of the meticulously kept rear garden, a perfect space to relax and unwind all year round.

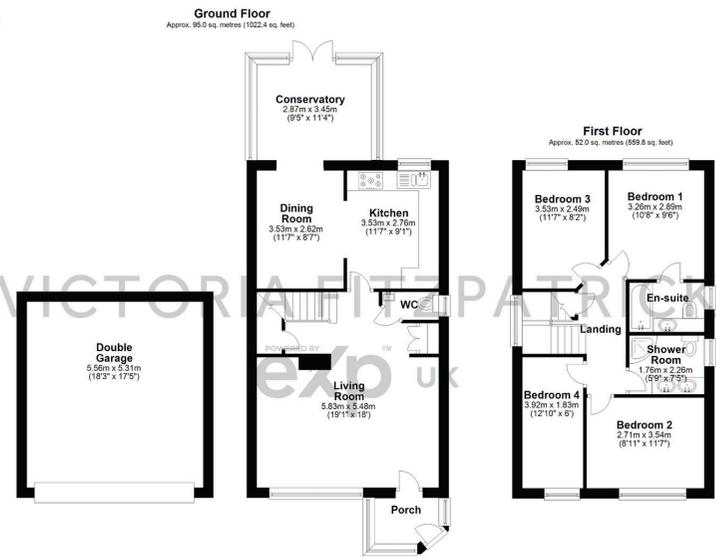
Upstairs, the master bedroom boasts an elegant ensuite bathroom, while three further well-proportioned bedrooms provide ample space for family or guests. The luxurious family bathroom features his and hers sinks, ensuring convenience and style.

The property offers exceptional outdoor living to match its stylish interior. The rear garden is fully enclosed, providing privacy and tranquillity, with a stunning stone feature boundary wall that adds a touch of character to the space. A large paved patio area offers the perfect spot for outdoor dining, entertaining, or simply enjoying the space.

The property also benefits from rear access to a spacious double garage, equipped with a remote control up and over door, EV charger, multiple electric points and a water supply, catering to all modern conveniences. Ample off-road parking is available, ensuring hassle-free living for families or couples with multiple vehicles.

With its prime location and immaculate presentation, this home is truly a standout property in Bromsgrove. A must-see for those seeking modern living in a peaceful, family-friendly setting.





Total area: approx. 147.0 sq. metres (1582.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- QUOTE REFERENCE VF0354
- IMPRESSIVE FOUR BEDROOM DETACHED HOME
- MODERN & IMMACULATE THROUGHOUT
- OPEN PLAN LIVING
- INTEGRATED KITCHEN WITH SEPERATE UTILITY SPACE
- CONSERVATORY WITH UNDER FLOOR HEATING
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- DOWNSTAIRS WC AND UPSTAIRS FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE



09/10/2024, 11:04 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
167, Worsdale Road BROMSGROVE B91 7JH	Energy rating <b>D</b>	Valid until: 23 November 2028 Certificate number: 8076-7623-4369-2874-6926
Property type	Detached house	
Total floor area	107 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-guidance).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

https://find-an-energy-certificate.service.gov.uk/energy-certificates/8076-7623-4369-2874-6926?print=true

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