



**Whitford Bridge
Road**

BROMSGROVE

Offers Over
£950,000





Four Bed House with Annexe and Studio

Features.

- FOUR BEDROOM HOUSE WITH STUDIO
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM
- BREAKFAST KITCHEN, SEPARATE UTILITY ROOM AND STORAGE ROOM
- BATHROOM, SHOWER ROOM AND DOWNSTAIRS CLOAKROOM
- INTEGRAL ANNEXE WITH BEDROOM FOUR, KITCHEN, SITTING ROOM AND BATHROOM
- GATED DRIVEWAY AND DETACHED DOUBLE GARAGE WITH STUDIO LIVING ACCOMMODATION ABOVE
- GENEROUS PLOT OF APPROXIMATELY 5 ACRES INCLUDING FORMAL GARDEN AND LARGE PADDOCK
- SOUGHT-AFTER RURAL LOCATION
- IDEAL FOR MULTI-GENERATION LIVING OR RENTAL PURPOSES

Description.

Nestled in the rural area of Stoke Pound, Bromsgrove, Orchard Farm is a characterful four bedroom house with one bedroom forming an integral annexe, which could easily be opened up and converted to become part of the main house if preferred. In addition, above the detached garage is a one bedroom studio complete with kitchen, living area and shower room - ideal for multi-generation living or for rental purposes. The house is built on a generous plot of approximately 5 acres, enjoying stunning rural views.

The property is approached via a cobbled marble stone driveway providing plenty of off road parking and a gate leading through to further parking and a detached double garage with a studio apartment above, offering self-contained accommodation briefly comprising; kitchen, open plan living/bedroom and an enclosed shower room.

An attractive oak porch leads into a good-sized reception hallway with doors leading off to; the spacious lounge, which is open plan to the dining room, with sliding patio doors to the rear garden; a generous breakfast kitchen with a sliding patio door to the rear garden, granite work surfaces, a large island and integrated appliances including a dishwasher, microwave, oven and gas hob; a handy utility room with an integrated tumble dryer, storage room and a downstairs cloakroom.



In addition, from the kitchen are double doors leading into the one bedroom annexe, which could be used for multi-generation living or rental purposes, or alternatively could be easily converted to become part of the main house and briefly comprises; a kitchen with an integrated oven and hob; a sitting room with exposed beams; stairs up to a first floor landing with a storage cupboard and doors to a double bedroom and bathroom.

Stairs from the hallway of the main house lead up to a first floor landing with doors radiating off to; the master bedroom with built-in wardrobes, fitted dressing table, small storage cupboard and an en suite bathroom; double bedroom two with vaulted ceiling and exposed beams; double bedroom three with fitted wardrobes; a family bathroom and a shower room.

Outside, the property enjoys a large plot of approximately 5 acres, with a generous landscaped rear garden with a cobbled marble stone sitting area, lawns with mature trees and a summerhouse. A gateway leads through to a large paddock overlooking neighbouring fields - ideal for equestrian purposes.

Stoke Pound is a small rural hamlet located to the south of Bromsgrove. With close proximity to Bromsgrove Train Station, the M5 (junction 5), and M42 (junction 1), Stoke Pound is a convenient location to commute to and from Birmingham and Worcester. There are gastro restaurants/pubs within easy distance, as well as idyllic walks to be had along the Worcester and Birmingham Canal path. The nearby village of Stoke Prior contains a First School, a small variety of shops and a popular sports and country club. In addition, Bromsgrove town centre offers a public school, middle and high schools, a range of shops and eateries, The Artrix, leisure centres, a library, golf club and health centre.



Room Dimensions:

Hall 19' 3" x 10' 8" (5.87m x 3.25m)

Lounge: 23' 7" x 11' 5" (7.21m x 3.49m)

Dining Room: 19' 1" x 13' 8" (5.82m x 4.17m)

WC 6' 4" x 4' 9" (1.94m x 1.47m)

Breakfast Kitchen: 17' 6" x 14' 2" (5.33m x 4.32m)

Utility Room: 7' 10" x 7' 10" (2.40m x 2.40m)

Storage: 6' 0" x 6' 6" (1.83m x 1.98m)

Stairs To First Floor Landing

Master Bedroom: 18' 10" x 13' 11" (5.75m x 4.26m) max

En Suite: 11' 7" x 8' 3" (3.55m x 2.53m) max

Bedroom Two: 23' 8" x 11' 6" (7.23m x 3.51m)

Bedroom Three: 18' 8" x 8' 2" (5.69m x 2.51m)

Bathroom: 7' 11" x 8' 10" (2.43m x 2.70m)

Shower Room: 6' 1" x 7' 8" (1.87m x 2.35m) max

Annex:

Kitchen: 9' 8" x 13' 3" (2.95m x 4.04m)

Sitting Room: 12' 7" x 13' 4" (3.86m x 4.08m) max

Bedroom Four: 13' 4" x 12' 8" (4.07m x 3.87m)

Bathroom: 5' 6" x 9' 9" (1.69m x 2.98m) max



Studio:

Kitchenette: 16' 1" x 8' 2" (4.9m x 2.49m)

Living Area: 26' 2" x 13' 0" (7.98m x 3.96m)

Shower Room:

Double Garage: 19' 3" x 18' 6" (5.87m x 5.64m)



Whitford Bridge Road, Stoke Prior

Ground Floor



First Floor



Total Area
Excluding Garage
And Annex
Approx
264.1 sq m
2842.7 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



EPC: D

COUNCIL TAX BAND: F

TENURE: Freehold

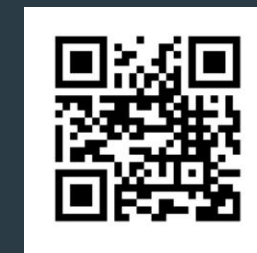
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For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

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Alternatively, you can scan below to view all of the details of this property online.



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