

AP MORGAN



Yew Tree Lane, Fairfield, Bromsgrove
Offers in the region of £635,000

Features:

- Impressive four double bedroom family home
- Stylish fitted kitchen/breakfast room & separate utility
- Large lounge/family room with bi-fold doors to rear
- Family bathroom, en-suite & ground floor w/c
- Study/Playroom
- Highly regarded semi-rural location of Fairfield
- Large landscaped rear garden
- Generous block paved driveway & garage store

Description:

Nestled on the outskirts of the desirable semi-rural village of Fairfield, Bromsgrove is this beautifully presented and substantial four double bedroom link-detached family home, set on a generous plot and enjoying attractive open views over fields to the front aspect.

The property is approached via a block-paved section to the front, which opens onto a generous gravelled driveway providing ample parking for multiple vehicles. To one side are raised vegetable planters, with a small lawned foregarden completing the frontage.

The ground floor accommodation is entered through an initial porch, giving access to a useful utility room with plumbing for a washing machine and tumble dryer, and into the garage store fitted with a roller shutter door, lighting, and power sockets. A welcoming hallway leads through to the principal living areas, including a study ideal for use as a home office or playroom, a ground floor WC, and a large lounge/family room. This impressive reception space enjoys a feature wood-burning stove and wide bi-folding doors that open directly onto the rear garden, making it an ideal space for family life and entertaining. The open plan kitchen/breakfast room is fitted to a high standard with granite worktops, a range-style cooker, integral dishwasher, and ample storage, designed perfectly for modern family living.

On the first floor, the spacious landing gives access to four generously sized double bedrooms. The master bedroom is served by a modern en-suite shower room, while the remaining bedrooms are complemented by the four piece family bathroom suite having bathtub and a separate walk-in shower enclosure.

To the rear, the property boasts a beautifully landscaped and expansive garden. This includes a large paved patio seating area, a bespoke timber-covered seating space, a raised timber decked sun terrace, and a dedicated barbecue area to the rear, all overlooking



a substantial lawn bordered with mature planting and enclosed by timber fencing.

Fairfield is a highly regarded semi-rural village offering a welcoming community and a range of everyday amenities. Surrounded by picturesque Worcestershire countryside, the village is well positioned for access to Bromsgrove town centre, local schooling, and commuter links via the M5 and M42 motorways, making it an ideal location for families and professionals alike.

Details:

Porch 1.97 x 2.02

Entrance Hall

Guest W/C 1.75 x 1.29

Study 2.76 x 3.14

Kitchen/Breakfast Room 6.59 x 3.59

Lounge/Family Room 7.96 x 4.33

Utility Room 3.11 x 2.70

Garage 3.41 x 2.70

First Floor Landing

Master Bedroom 4.35 x 3.52

En-suite 1.20 x 2.50

Bedroom Two 4.33 x 2.98

Bedroom Three 3.73 x 3.59

Bedroom Four 3.73 x 2.99

Family Bathroom 2.53 x 2.50

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



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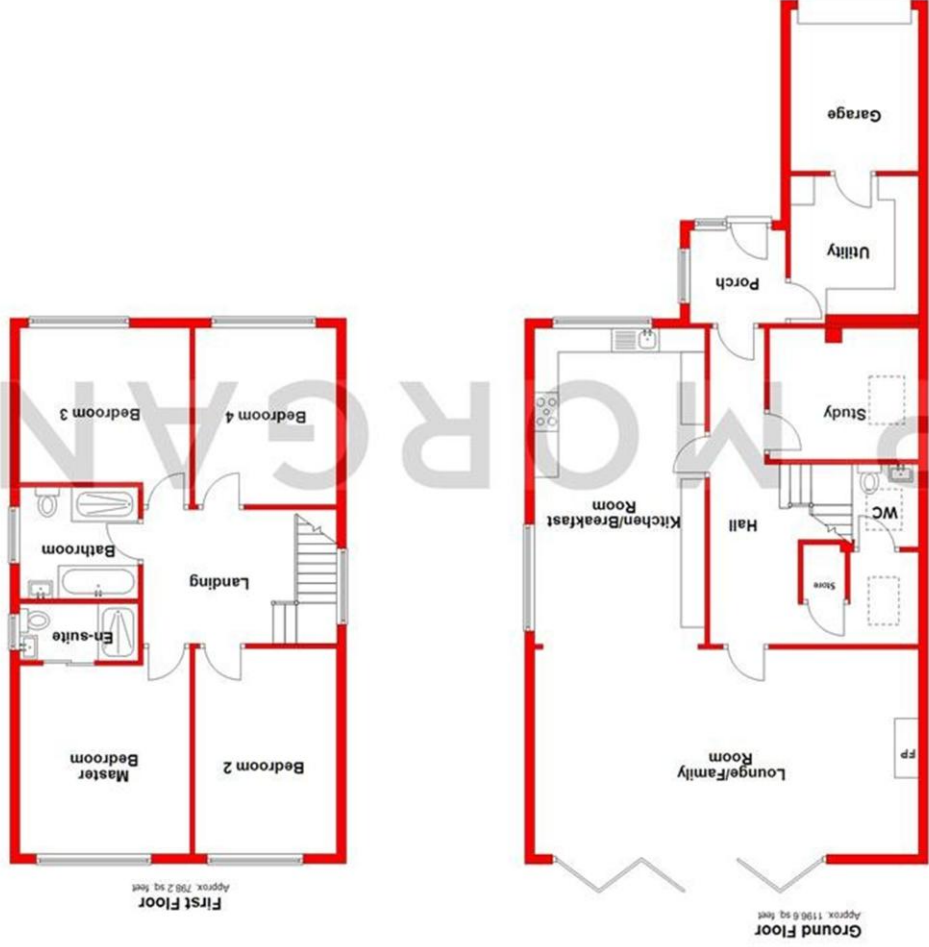
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