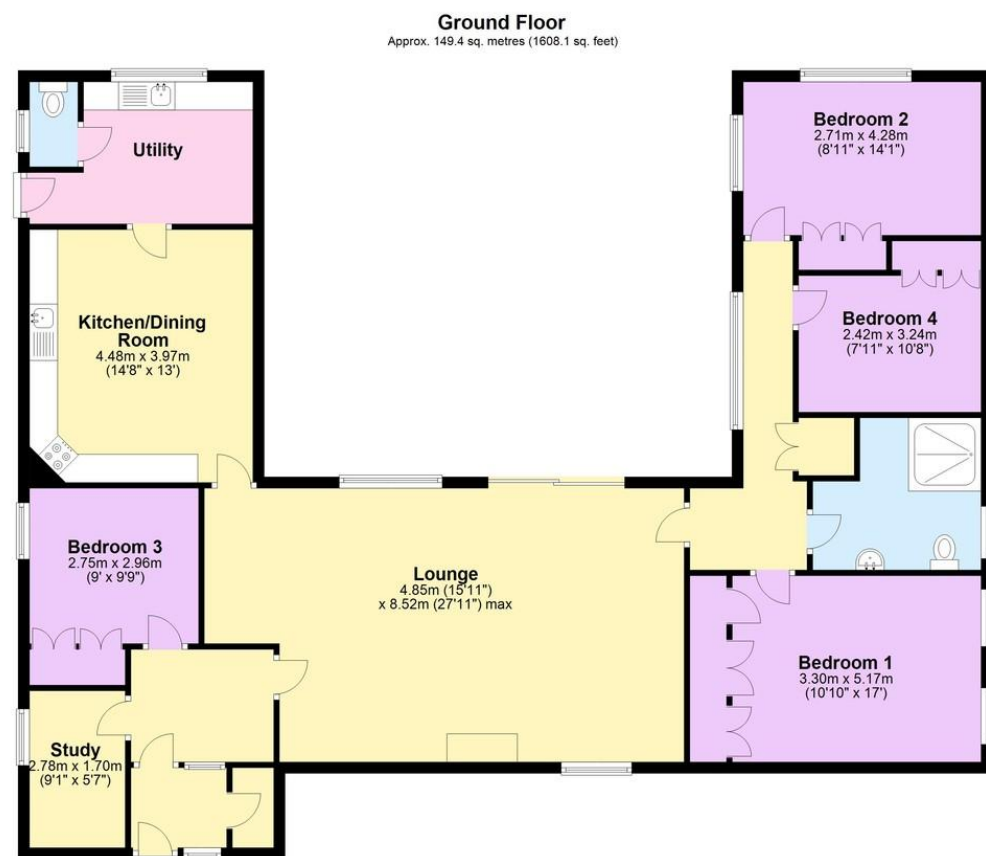




Floor Layout



Total area: approx. 149.4 sq. metres (1608.1 sq. feet)

Total approx. floor area 1,608 sq ft (149 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



80 Fairfield Road

Bournheath

B61 9JJ

Asking Price Of **£1,550,000**

- Impressive Plot of Over 3.5 Acres
- Outbuildings Including A Large Summer House & Pool
- Situated Within The Elegant Location Of Bournheath
- B2 Lawful Use on site & B8 use (3 phase electric)



80 Fairfield Road,
Bournheath, Bromsgrove, B61 9JJ
Asking Price Of £1,550,000



Property Description

DESCRIPTION Nestled within a generous plot of over 3.5 acres in the semi-rural area of Bournheath, Bromsgrove is an excellent four double bedroom detached bungalow, offered with an additional out-houses and renovated stables. This fine country residence, which enjoys 360 degree country views, also boasts no upward chain, spacious accommodation throughout, and impressive and extensive grounds and gardens incorporating an outdoor swimming pool and a paddock.

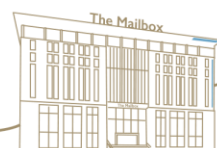
The property is approached via a driveway with electric gates, providing off road parking for several vehicles with access to the outbuildings and hard standing yard. Once inside, the welcoming hallway with a handy storage cupboard leads off to; the generous lounge/diner; and the fantastic open plan kitchen/family room. In addition, the property benefits from having a wc and utility room with plenty of storage cupboards, space and external doors to the grounds. The family home continues to offer magnificent space and views leading to; the master bedroom with fitted wardrobes, three further double bedrooms two with aspect windows, and the well-appointed family bathroom with a walk in shower enclosure.

Outside, the property boasts impressive grounds of over 3.5 acres, briefly comprising of a formal side garden, lawn with wellstocked beds and borders and a summer house over-looking the outdoor swimming pool -enjoying a paved area for lounging around the property on summer days. Beyond the extensive garden area lies a hard standing yard with multiple out buildings, four paddock areas with six stables, two tack rooms and a ménage.

Situated in the desirable semi-rural village of Bournheath, the property enjoys a picturesque position with the advantage of having a community village hall offering a wide variety of regular activities from educational sessions such as the Worcestershire Wildlife Trust talks, to fitness classes including baby ballet, Zumba and Pilates, and social activities like art classes, table tennis and coffee mornings. Adjoining the village hall is a lovely playground. The beautiful village also gains from having three notorious public houses and is within close proximity to ancient and hugely valuable community woodland, known as "Pepper Wood".



REASSURINGLY LOCAL



Bournheath lies in reasonably close proximity to the village of Fairfield and Catshill where further facilities such as schools, churches, a post office, doctors, dentists, cafés, restaurants, amenity stores and hairdressers are located. Bournheath also benefits from being within easy distance from the town centre of Bromsgrove offering a train station, bus station, a new leisure centre (BSLC), PureGym, Bromsgrove Golf course, and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle and high schools, including the prestigious Bromsgrove School. The area also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions)

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Bromsgrove District Council

Council Tax Band - F

Service Charge -
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



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of this property:

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0121 4565454

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edgbaston@jameslaurenceuk.com

