



**6 Foley Gardens, Stoke Prior**  
Bromsgrove

Offers Over £440,000



3 m<sup>2</sup>

3 m<sup>2</sup>

**Development Opportunity with Granted Planning Permission** – An exciting chance to acquire a prime plot of land with full planning permission approved for the construction of two detached, five-bedroom homes (approx. 203 sqm each). Situated in the desirable semi-rural village of Stoke Prior, Bromsgrove, this opportunity offers excellent potential in a sought-after location, ideal for developers or self-build projects.

**Application no: 22/01023/FUL**

**House HTA –**

The property will benefit from off-street parking for several vehicles.

Upon entering, the hallway will feature convenient under-stairs storage and a guest WC. To the left, a door will open into a spacious lounge, which in turn leads through double doors into a generously sized kitchen/diner. French doors from the kitchen/diner will open onto the rear garden, creating an ideal space for indoor-outdoor living. Adjoining the kitchen will be a practical utility room with external doorway to the rear garden. Also located on the ground floor is an additional reception room, perfect for use as a home office, playroom, or gym.

Stairs from the hallway will rise to the first-floor landing, providing access to four double bedrooms. Bedroom two will benefit from its own en-suite shower room, while the remaining bedrooms will be served by a modern family bathroom.

A further staircase leads to the second floor, where the impressive master suite will be situated. This spacious room will feature a Juliette balcony, fitted wardrobe space, a dedicated storage area (with potential to be used as a dressing room), and a luxurious en-suite bathroom complete with a bathtub and a second Juliette balcony.

The property will also enjoy a private rear garden, offering a great space for relaxing or entertaining.

**House HTAA –**

The property will benefit from off-street parking for several vehicles.

Upon entering, the hallway will feature convenient under-stairs storage and a guest WC. To the left, a door will open into a spacious lounge, which in turn leads through double doors into a generously sized kitchen/diner. French doors from the kitchen/diner will open onto the rear garden, creating an ideal space for indoor-outdoor living. Adjoining the kitchen will be a practical utility room with external doorway to the rear garden. Also located on the ground floor is an additional reception room, perfect for use as a home office, playroom, or gym.

Stairs from the hallway will rise to the first-floor landing, providing access to four double bedrooms. Bedroom two will benefit from its own en-suite shower room, while the remaining bedrooms will be served by a modern family bathroom.

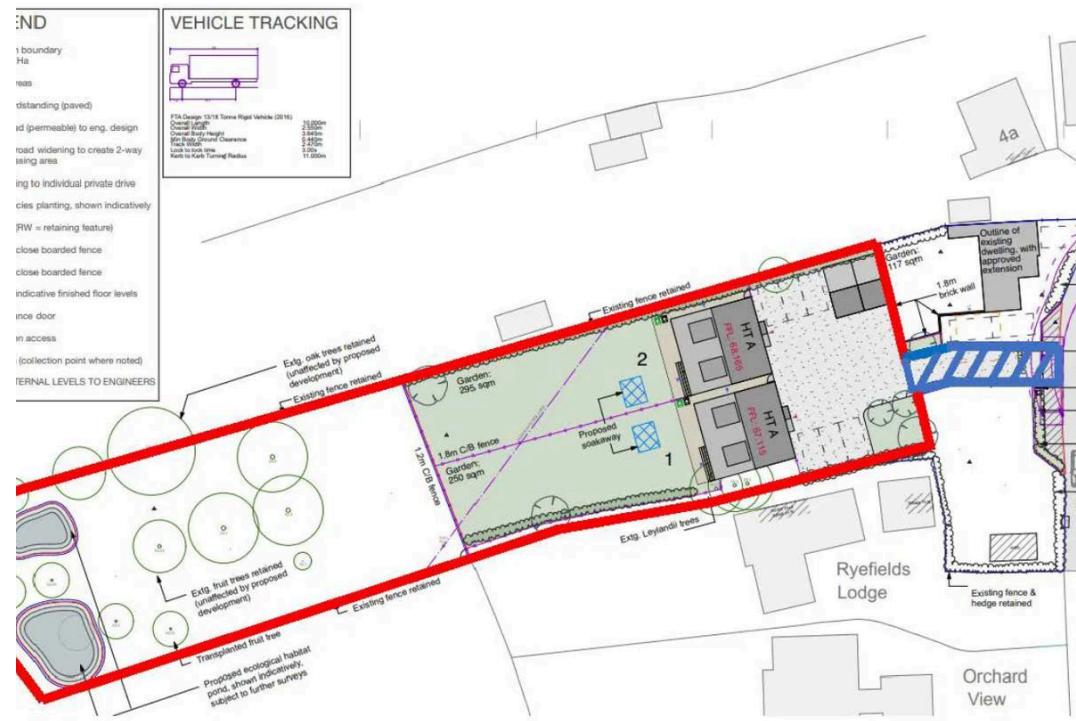
A further staircase leads to the second floor, where the master suite will be located. This impressive space will include a dressing area with fitted wardrobes and an en-suite shower room.

The property will also enjoy a private rear garden, offering a great space for relaxing or entertaining.

EPC Rating: F

**Key Features**

- Two Detached, Five Bedroom Properties
- Full Planning Permission GRANTED
- Approx. 203 sqm Each
- Semi-Rural Location
- Views Over Fields
- Ideal for Developers or Self-Build Projects



E-01 Front Elevation 1:100



E-02 Side Elevation 1:10



E-01 Front Elevation 1:100



E-02 Side Elevation 1:100



E-03 Rear Elevation 1:100



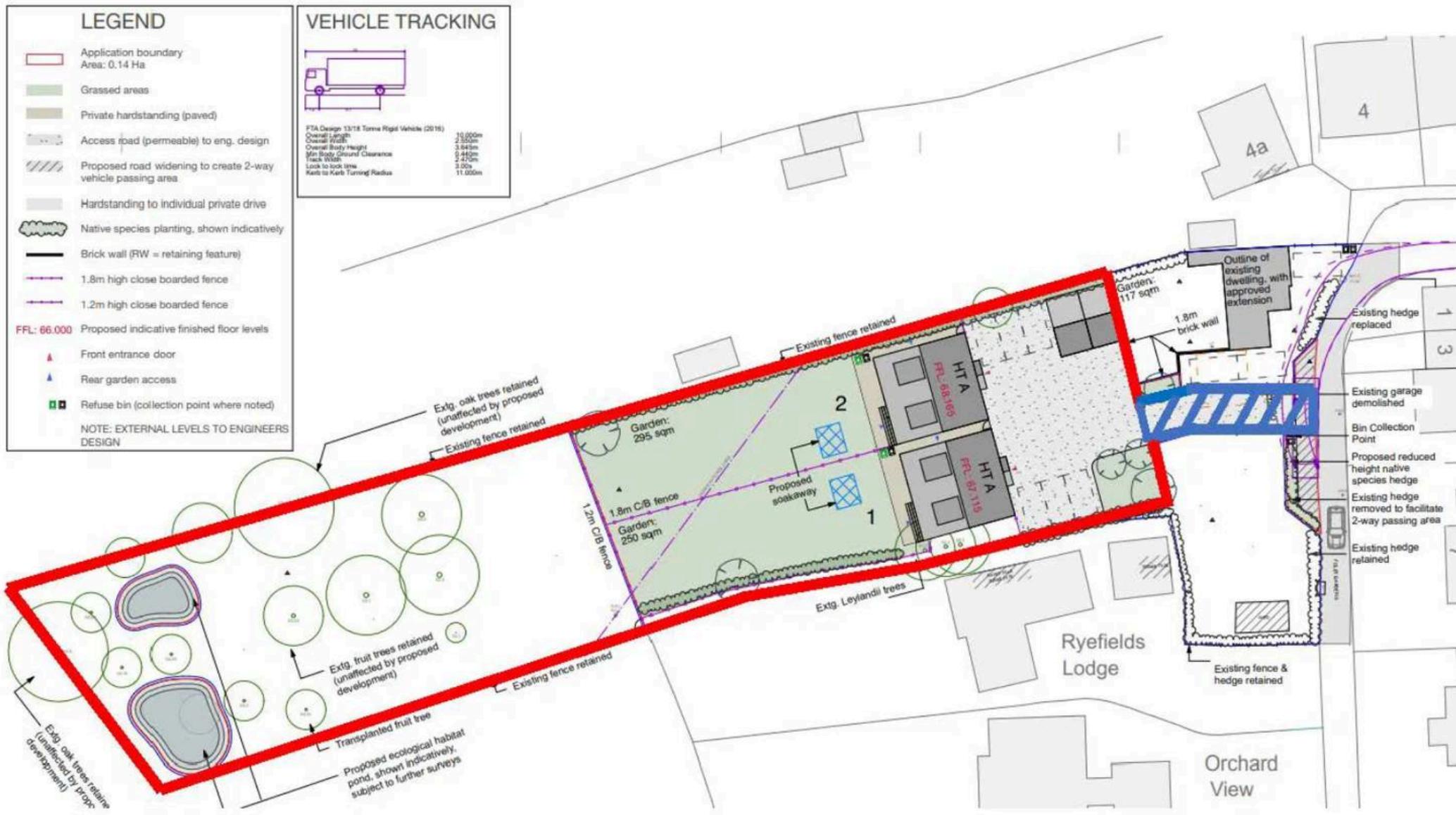
E-04 Side Elevation 1:10



E-03 Rear Elevation 1:100



E-04 Side Elevation 1:10





## Arden Estates Bromsgrove

Arden Estates, 14 Old Birmingham Road – B60 1DE

01527 872 479

[bromsgrove@ardenestates.co.uk](mailto:bromsgrove@ardenestates.co.uk)

[ardenestates.co.uk/contact-us/bromsgrove/](http://ardenestates.co.uk/contact-us/bromsgrove/)