



**40 Stourbridge Road, Fairfield**  
Bromsgrove

Offers Over **£600,000**



A beautifully presented four-bedroom detached executive home, complimented with character and charm throughout, situated in the highly desirable village of Fairfield, Bromsgrove. This impressive property is offered with an attractive open-plan kitchen/diner, two spacious reception rooms, an en-suite to the master bedroom, a family bathroom, and a guest WC. This property further benefits include a stunning, landscaped rear garden with far-reaching countryside views, a generous driveway providing ample off-road parking, and an integral garage. Perfectly positioned in a semi-rural setting, this ideal family home is within easy reach of well-regarded schools, local amenities, and excellent transport links.

The property is approached via a spacious driveway offering off-road parking for several vehicles, with direct access to the integral garage.

Upon entering, the welcoming hallway provides access to a generously sized lounge, featuring a charming bay window and a cosy log-burning stove—perfect for relaxed evenings. A further doorway leads to an additional sitting room, which flows seamlessly into the bright and airy extended kitchen/diner. This attractive, light-filled space is appointed with modern fixtures and fittings, a range of integrated appliances, and a Velux window that enhances the natural light. A designated area for dining is perfectly positioned in front of the bi-fold doors, offering picturesque views of the rear garden. From the kitchen, an opening leads to an inner hallway, providing access to the convenient downstairs WC.

Stairs rise to the first-floor landing, where you'll find the luxurious master bedroom, complete with fitted wardrobes, a stylish en-suite shower room, and stunning far-reaching views of the countryside. Bedrooms two and three both feature charming fireplaces, adding character to the space. A fourth generously sized bedroom (currently being used as a home gym) and a family bathroom with a freestanding bathtub complete the accommodation on this floor.

The accommodation also benefits from a useful and good-sized loft, complete with a Velux window—an ideal space for storage.

Externally, the property features a beautifully landscaped rear garden, complete with an elevated patio—ideal for al fresco dining and entertaining. Steps lead down to a generously sized, well-maintained lawn, surrounded by mature trees and a variety of lush greenery. The garden is bordered by hedges and secure fencing, offering both privacy and a tranquil setting.

#### **Room Dimensions:**

**Garage** - 5.55m x 1.89m (18'2" x 6'2")

**Lounge** - 4.09m x 3.91m (13'5" x 12'9") max

**Sitting Room** - 3.93m x 3.49m (12'10" x 11'5")

**Kitchen/Diner** - 7.14m x 6.12m (23'5" x 20'0") max

**WC** - 2.42m x 1.05m (7'11" x 3'5")

#### **Stairs To First Floor Landing**

**Master Bedroom** - 5.41m x 3.57m (17'8" x 11'8") max

**Ensuite** - 2.46m x 1.87m (8'0" x 6'1") max

**Bedroom 2** - 3.52m x 4m (11'6" x 13'1")

**Bedroom 3** - 3.49m x 3.34m (11'5" x 10'11")

**Bedroom 4** - 4.53m x 2.91m (14'10" x 9'6") max

**Bathroom** - 2.84m x 1.85m (9'3" x 6'0") max

**Loft Room** - 3.94m x 3.06m (12'11" x 10'0")

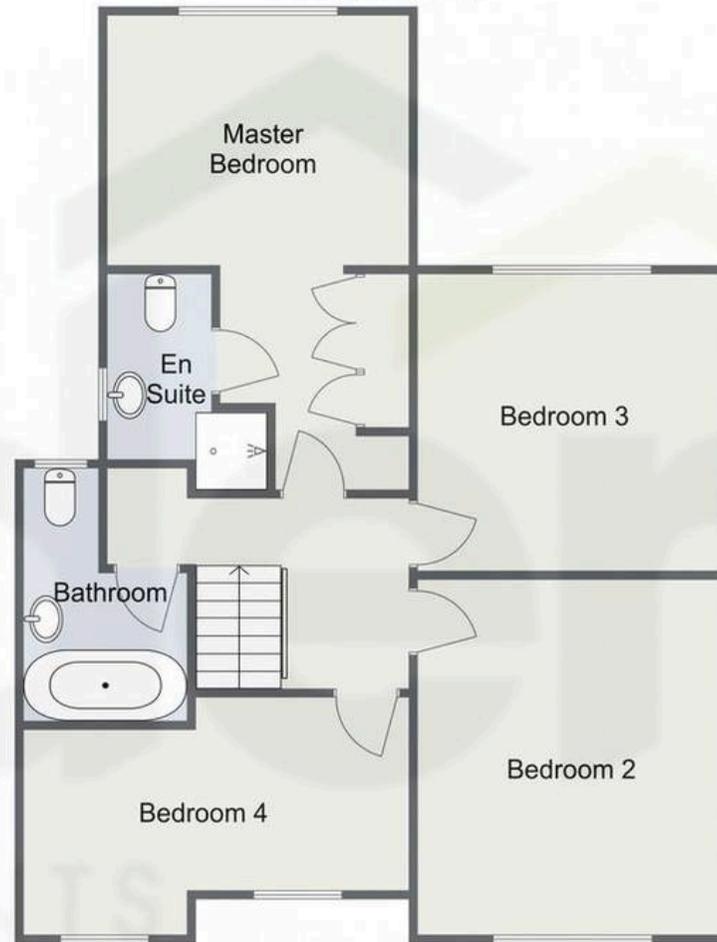


# Stourbridge Road, Fairfield, Bromsgrove

## Ground Floor



## First Floor



## Second Floor



Total Area Approx  
156.2 Sq M  
1681.3 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.



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