



39 Dawson Road, Bromsgrove

Bromsgrove

£475,000



Introducing this well-presented four-bedroom detached home, ideally located opposite the highly sought-after Sanders Park. Offering spacious and versatile living, the property boasts three bright reception rooms, a family bathroom, a downstairs shower room with WC, and an additional separate WC. Outside, you'll find attractive front and rear gardens, off-road parking, and a garage. With excellent potential for modernisation, this home is perfect for families seeking space, comfort, and a prime location. Set back from the road, it benefits from a paved driveway providing off-road parking, a garage, and a beautifully kept front garden.

Inside, a secure porch opens into a welcoming hallway leading to a bright and expansive lounge with large windows, a dining room with a serving hatch and doors into the conservatory with French doors opening onto the rear garden. A versatile third reception room offers an ideal space for a family room or study, with plumbing in place for washing appliances. The well-appointed kitchen includes a breakfast bar and integrated appliances such as a double oven, electric hob, and extractor fan. Completing the ground floor are a convenient shower room with WC and an additional separate WC.

Upstairs, the master bedroom features built-in wardrobes, alongside three further double bedrooms with storage and a family bathroom.

The property benefits from a spacious and private rear garden, featuring a mix of mature trees, shrubs, and well-established plants creating a natural setting. A paved patio area provides a space for outdoor seating and entertaining, while there are a variety of planters and greenery which add character and colour there is a greenhouse tucked away at the rear, ideal for gardening enthusiasts. The garden's layout combines level lawned areas and access to the garage.

The property enjoys an exceptionally convenient location, directly opposite the much-loved Sanders Park, providing beautiful green space right on the doorstep. It is also just a short distance from Bromsgrove town centre, which offers an excellent range of amenities to suit every lifestyle. The town provides a wide selection of eateries, supermarkets, and essential services, including doctors, dentists, a health centre, and various professional services, ensuring that daily needs are easily met. Families are well catered for, with access to highly regarded first, middle, and high schools within close proximity. Commuters benefit from Bromsgrove's excellent transport links, with easy access to the national motorway network via the M5 and M42 junctions.

Room Dimensions:

Lounge - 3.61m x 6.07m

Kitchen - 4.17m x 3.05m

Dining Room - 3.95m x 2.89m

Family Room / Utility Room - 5.45m x 2.52m

Shower Room with WC - 1.64m x 1.72m

Downstairs WC - 1.03m x 2.08m

Stairs To First Floor Landing

Master Bedroom - 4.27m x 3.19m

Bedroom 2 - 4.03m x 2.92m

Bedroom 3 - 2.73m x 3.21m

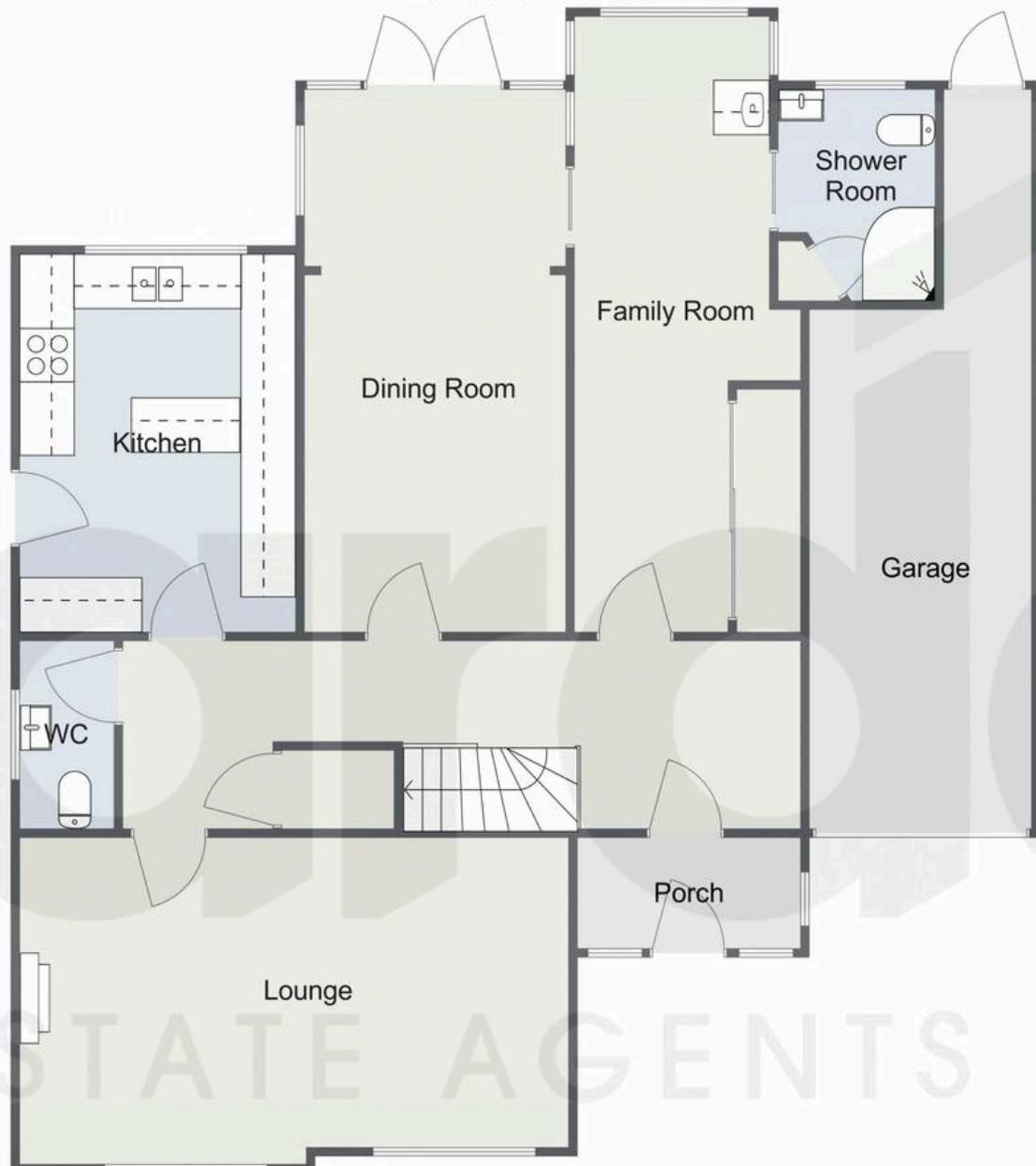
Bedroom 4 - 3.46m x 2.92m

Bathroom - 2.06m x 1.85m



Dawson Road, Bromsgrove

Ground Floor



First Floor



Total Area Approx
174.2 Sq M
1875.07 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.



Arden Estates Bromsgrove

Arden Estates, 14 Old Birmingham Road – B60 1DE

01527 872 479

bromsgrove@ardenestates.co.uk

ardenestates.co.uk/contact-us/bromsgrove/