



35 Dawson Road, Bromsgrove
Bromsgrove

Offers Over **£475,000**



A well-presented four double bedroom detached family home overlooking Sanders Park, in Bromsgrove. This spacious residence offers generous and versatile accommodation throughout, including a modern kitchen/diner, two reception rooms, an en-suite to the master bedroom, a family bathroom, and a guest WC. Further benefits include a rear garden and a driveway providing off-road parking. Perfectly positioned, the property is within easy reach of local schools, shops, transport links, and beautiful parkland. The property is approached via a driveway offering off-road parking and pleasant front-facing views across Sanders Park.

Upon entering through the secure porch, you are welcomed into a hallway providing access to the modern kitchen/diner. This contemporary space features a breakfast island, integrated oven, hob, extractor, fridge, and freezer, with additional space for freestanding appliances. The generous layout allows room for a dining table, positioned adjacent to sliding doors that open onto the rear garden. From the dining area, a doorway leads into a versatile family room, ideal for use as a playroom, home office, or gym.

To the left wing of the property is a spacious lounge, with a conveniently located guest WC nearby, along with two useful storage cupboards.

Stairs rise to the first-floor landing, which provides access to the master bedroom with its own en-suite shower room, three further double bedrooms, and a family bathroom completing the floor.

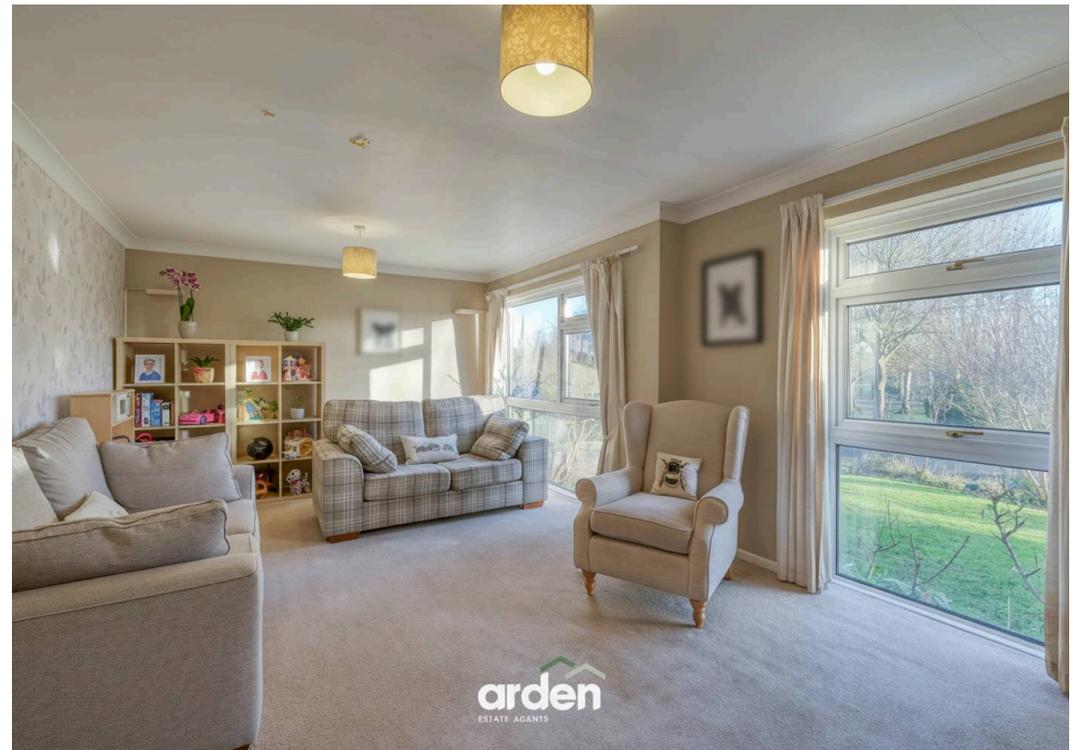
Externally, the property enjoys a tiered rear garden featuring a paved patio area with steps leading up to lawns. At the top of the garden is a decked seating area, perfect for outdoor dining or relaxation. The garden is fully enclosed with fenced boundaries.

The property is situated on Dawson Road in Bromsgrove, a well-established and popular residential area. The location benefits from close proximity to Sanders Park, ideal for walking, leisure, and family activities. A selection of well-regarded primary and secondary schools are nearby, making the area particularly attractive to families. Bromsgrove town centre is easily accessible and offers a variety of shops, supermarkets, cafés, and everyday amenities. Excellent transport links are available, including Bromsgrove railway station with direct connections to Birmingham and Worcester, as well as convenient access to the M5 and surrounding road networks.



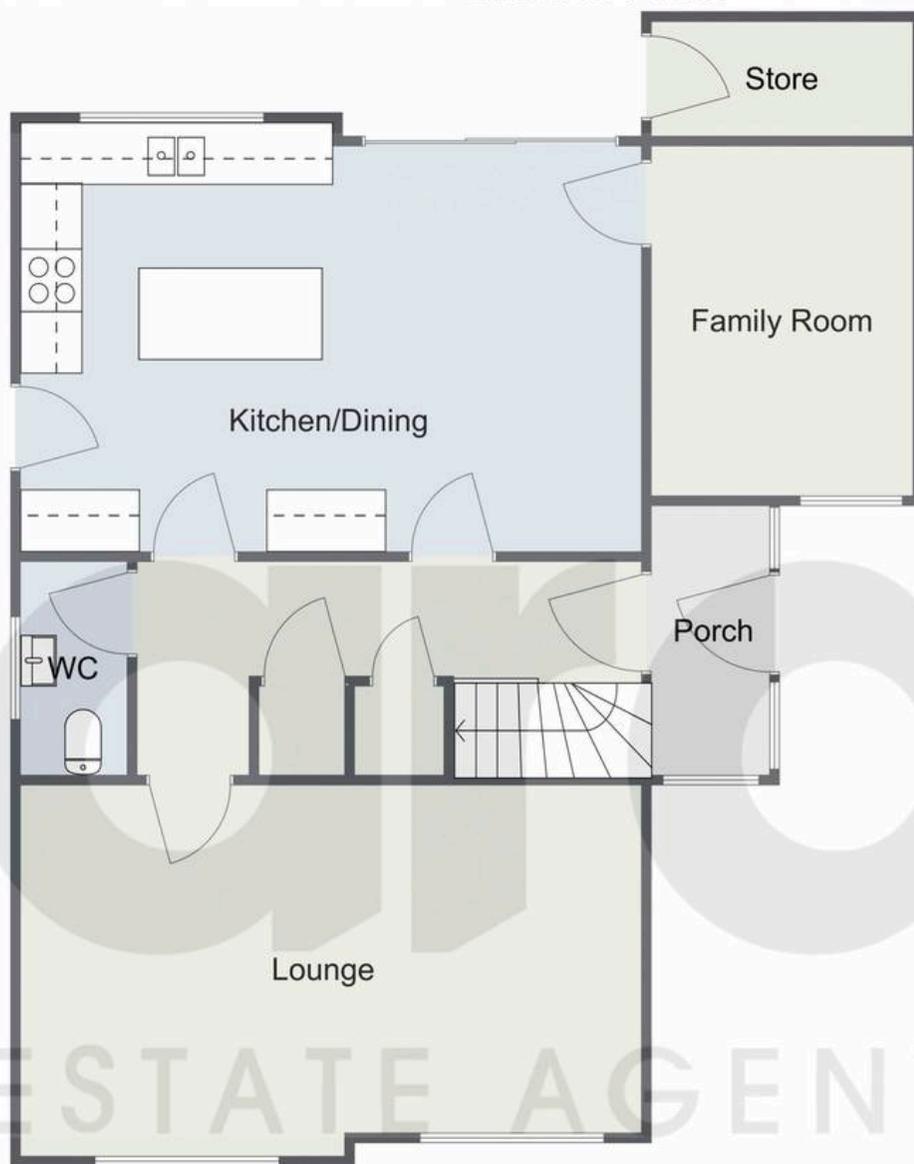
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Dawson Road, Bromsgrove

Ground Floor



First Floor



Total Area Approx
137.2 Sq M
1476.80 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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