



248b Old Birmingham Road, Marlbrook
Bromsgrove

£445,000

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Marlbrook, Bromsgrove

NO ONWARD CHAIN - Attractive two-bed barn conversion in Marlbrook with open-plan kitchen, lounge, study area, garage, parking, and low-maintenance garden with rural views. Exclusive, peaceful setting.

Council Tax band: E

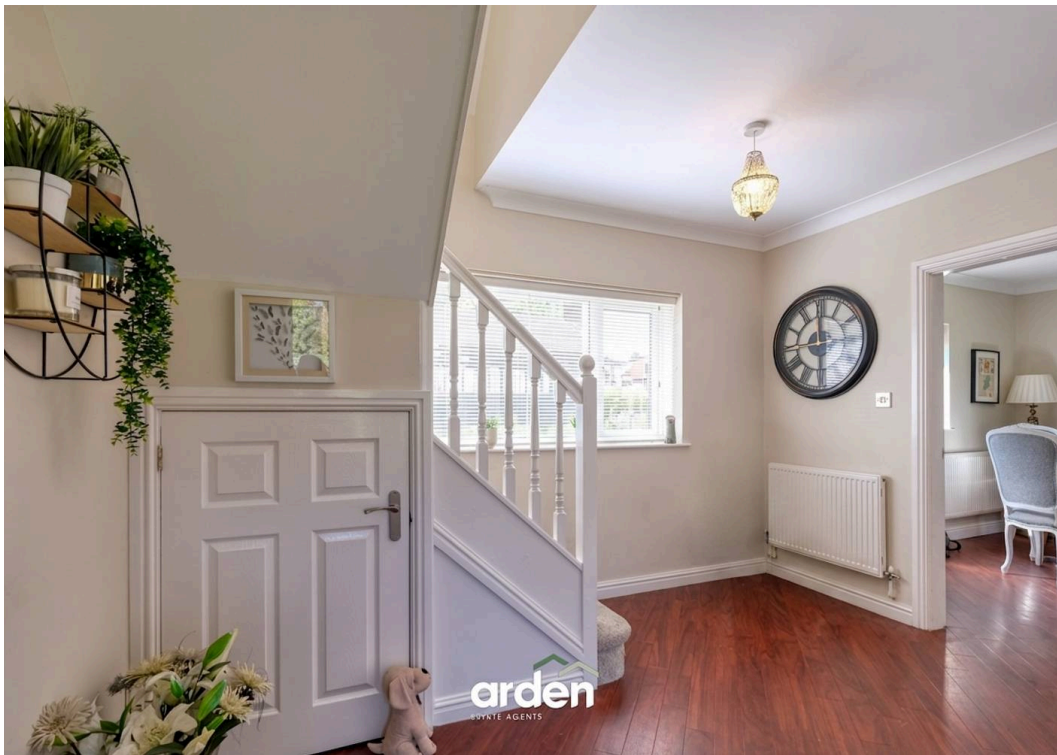
Tenure: Freehold

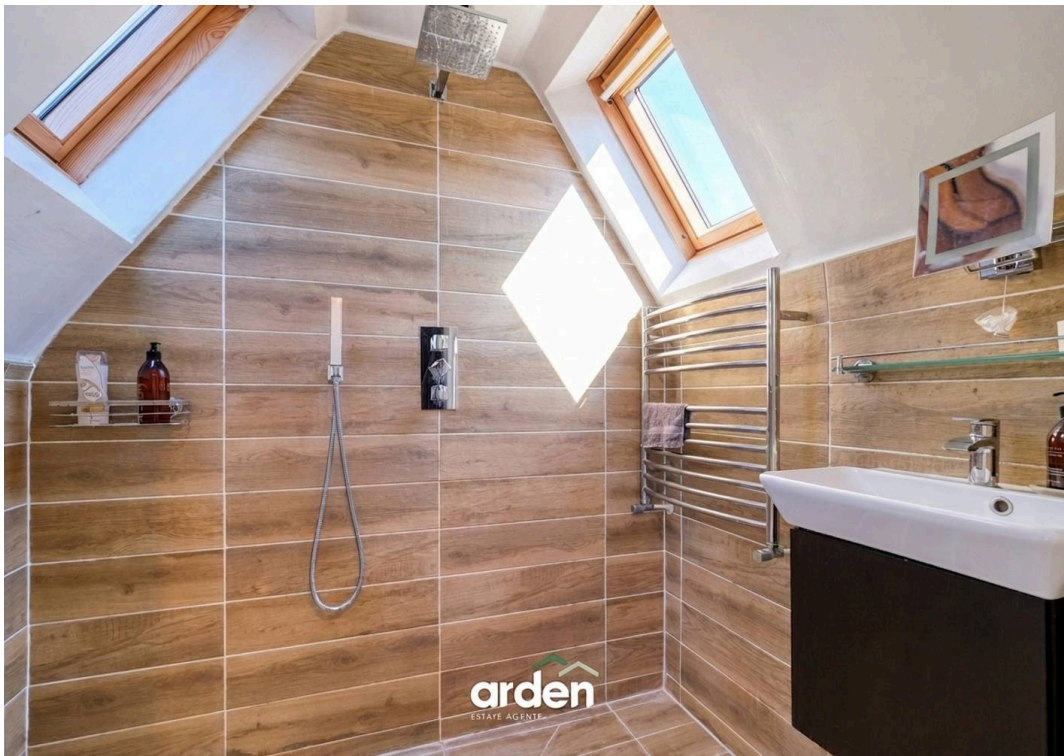
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Two double bedrooms with dressing areas
- Wet room and ground floor bathroom
- Open plan kitchen/diner
- Lounge with French doors to the rear garden
- Low maintenance rear garden with idyllic views
- Garage and driveway
- Semi-rural position
- Convenient access to local amenities, with Bromsgrove town centre just a short drive away
- Nearby green spaces and scenic walks, including the Lickey Hills









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NO ONWARD CHAIN – Badgers Sett is an attractive and well-presented two-bedroom barn conversion, set within a small, exclusive development in the highly desirable area of Marlbrook, near Bromsgrove. Occupying a peaceful position alongside open countryside, the property features an open-plan kitchen/diner, a generous lounge, a modern wet room, and a low-maintenance rear garden enjoying pleasant rural views. Viewing is highly recommended to fully appreciate all that this home has to offer.

The property is approached via a private driveway serving just four other individual homes, with the added benefit of off-road parking and access to a garage.

Upon entering, you are welcomed into a modern open-plan kitchen and dining area, with a clearly defined dining space and a well-appointed kitchen positioned to the rear, overlooking the garden. The kitchen is fitted with a range of integrated appliances, including a fridge, freezer, cooker, hob, washing machine, and dishwasher. This space leads through to a generous inner hallway with useful understairs storage, providing access to the garden, a bathroom with shower over the bath, and a spacious lounge with French doors opening out onto the rear garden.

Upstairs, a distinctive split-level landing incorporates a useful study area. The master bedroom benefits from a dressing area and fitted wardrobes, while the second double bedroom also offers a dressing space and excellent built-in storage. A wet room with Velux windows completes the first floor.

Outside, the rear garden has been designed for ease of maintenance, featuring paved and gravel seating areas, planted borders, and steps rising to a lawn with open views across neighbouring fields. To the front, a lawned garden bordered by mature conifer trees and hedging provides a high level of privacy.

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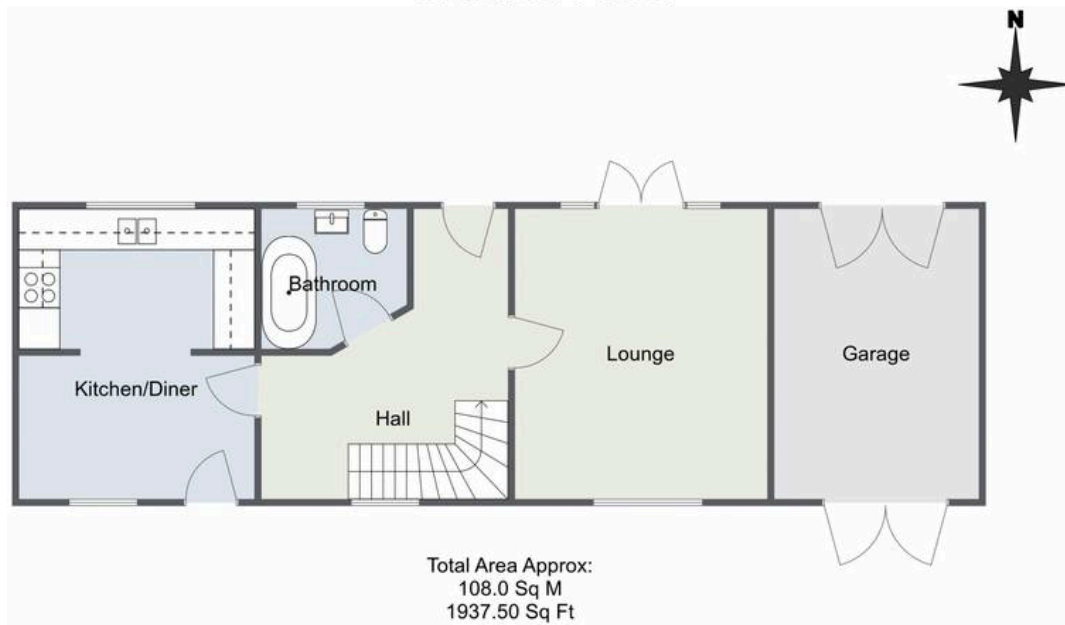
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Ground Floor



First Floor



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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