



108 Fininstall Road  
Fininstall | Bromsgrove | Worcestershire | B60 3DB

FINE & COUNTRY

# 108 FINSTALL ROAD

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108 Finstall Road is a traditional style, exceptionally presented semi-detached property which has undergone a full and extensive renovation by the current owners. A large extension has been added to the rear of the property which houses a stunning kitchen, dining and sitting area, perfect for modern day living. The property has two spacious bedrooms, two stunning bathrooms, off road parking and a garage. Located within walking distance of the popular urbanisation of Aston Fields which has a wealth of bars and restaurants and local schooling, as well as train links to Birmingham and London.



**Ground Floor:** The property is approached through an attractive door into a spacious hallway. There is a sitting room with a feature fireplace which houses a new log burning stove. The downstairs bathroom has a decorative round brick feature window and has been fully refurbished with high specification fittings. The jewel in the crown is the expansive extension which was added by the current owners and has a large kitchen area with newly fitted kitchen including a range of appliances and a large island with seating around. There is a large dining area and a cosier sitting area and bi-fold doors which open out to the rear garden.









# Seller Insight

“ The initial attraction to this property was the location, say the current owners, it is perfectly situated to access beautiful local walks, bike rides, and many hospitality offerings all within walking distance, which includes a very friendly local pub frequented by mainly people from the village. The other attraction is the perfect south facing garden offering sunlight throughout the day, we have enjoyed entertaining in this area on many long summer nights, not to mention watching the Finstall sunset. During the winter, the snug provides cosy, warm evenings in front of the new log burner.

We have lovingly renovated and upgraded this property to a high standard in the last 3 years since its purchase. Serious consideration for the new owners could be given to extending over the garage adding perhaps an additional bedroom with a dressing room or ensuite”.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**First Floor:** The newly refitted family bathroom is found on the first floor and has a cast iron roll top bath with a separate shower, vanity unit and WC, as well as two heated towel rails. A double bedroom is also found on this floor.

**Second Floor:** On the top floor is a second bedroom which is light and airy and is currently used as the master bedroom.













**Outside:** The property has a newly fitted driveway with parking for 2 vehicles and a single garage which houses a utility area. The rear garden has a number of areas for entertaining and is south facing.





# LOCATION

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108 Finstall Road is within walking distance of Aston Fields, a buzzing area with a number of restaurants and shops and is close by to Bromsgrove.

For those who commute, there is an excellent motorway network via the M5 and M42 - which links to the M40, the principal route to London from the West Midlands. Rail services to Birmingham and Worcester operate from the nearby Aston Fields station.

Bromsgrove itself offers a diverse range of leisure and sporting facilities including a David Lloyd gym and Bromsgrove Rugby Club. Supermarkets such as Waitrose are located in the town as well as a number of other retail outlets. The popular Bromsgrove School is located a short distance from the property as well as a number of good state schools.

The cathedral city of Worcester, lying on the banks of the river Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, premieriership rugby club, racecourse and university. The M5 motorway (accessed via J4 of the M5 at Lydiate Ash, junction 1 of the M42 at Lickey End or junction 5 at Wychbold) provides for ready access to the north and south west, west Birmingham and the surrounding industrial and commercial areas as well as Cheltenham and its racecourse, Gloucester and Bristol. The M42 also offers access to Birmingham International Airport and the north east. Road travel to London is best via the M40 or M6/M1, both accessible from the M42. The Worcestershire Parkway Railway Station (13 miles) is situated to the east of Worcester, off Junction 7 of the M5, and provides an increased capacity to London, as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. There is also an excellent station in Bromsgrove with direct access to Birmingham New Street.





### Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage. Gas-fired central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability – Superfast full fibre broadband is available in the area – we advise you to check with your provider.

Directions

Postcode: B60 3DB

what3words: ///laptop.sectors.thudding

Tenure

Freehold

Local Authority

Bromsgrove

Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit [www.fineandcountry.co.uk/droitwich-spa-estate-agents](http://www.fineandcountry.co.uk/droitwich-spa-estate-agents)

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm

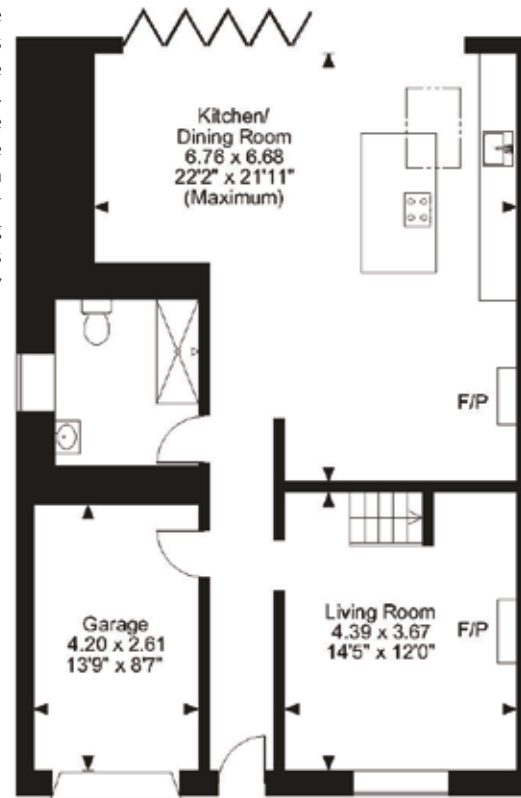


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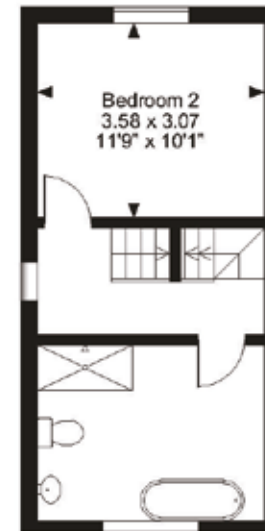
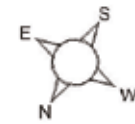
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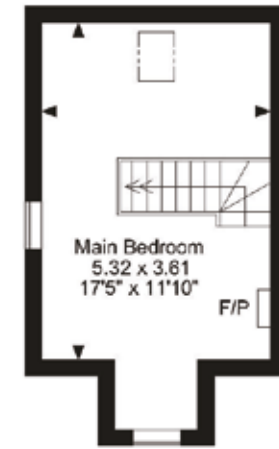


Ground Floor

**Finstall Road, Finstall, Bromsgrove**  
**Approximate Gross Internal Area**  
**Main House = 1251 Sq Ft/116 Sq M**  
**Garage = 118 Sq Ft/11 Sq M**  
**Total = 1369 Sq Ft/127 Sq M**



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		

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The position & size of doors, windows, appliances and other features are approximate only.  
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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