



**£350,000** St Godwalds Crescent, Aston Fields, B60 2EB

**right** estate  
agents

A very well presented four bedroom, semi detached house located in the highly sought after area of Aston Fields in Bromsgrove, just 0.4 miles from Bromsgrove train station and close to many local schools and amenities.

The property includes a porch, hall, lounge/diner, kitchen, utility, shower room, first floor landing, master bedroom with a built in wardrobe, three further bedrooms and a family bathroom.

Outside the property there is a rear garden with attractive views over farm land, a front garden with driveway and a garage.

The property is conveniently located within a short distance to the town centre of Bromsgrove offering a range of eateries, supermarkets as well as doctors, dentists, health centre, professional services and a new leisure complex. In addition, there are first, middle, and high schools and easy access to the motorway network (M5 and M42).

Bromsgrove is also convenient for the train station which now runs an electric line, with quick access to Birmingham New Street and Worcester.

Tenure: Freehold

EPC Rating: C

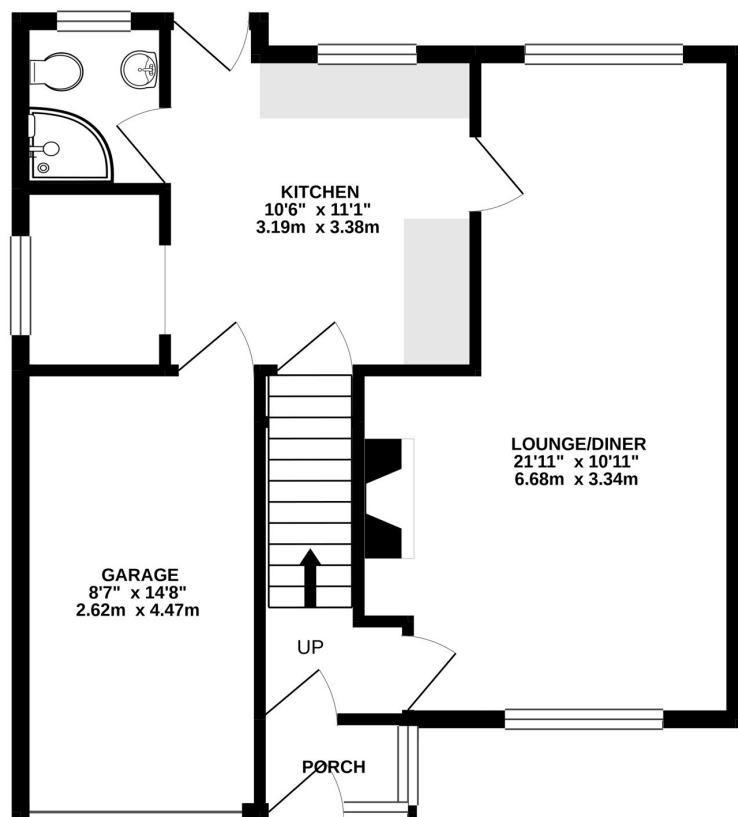
Council Tax Band: C

Approx. Floor Area: 94sq m (1012sq ft)

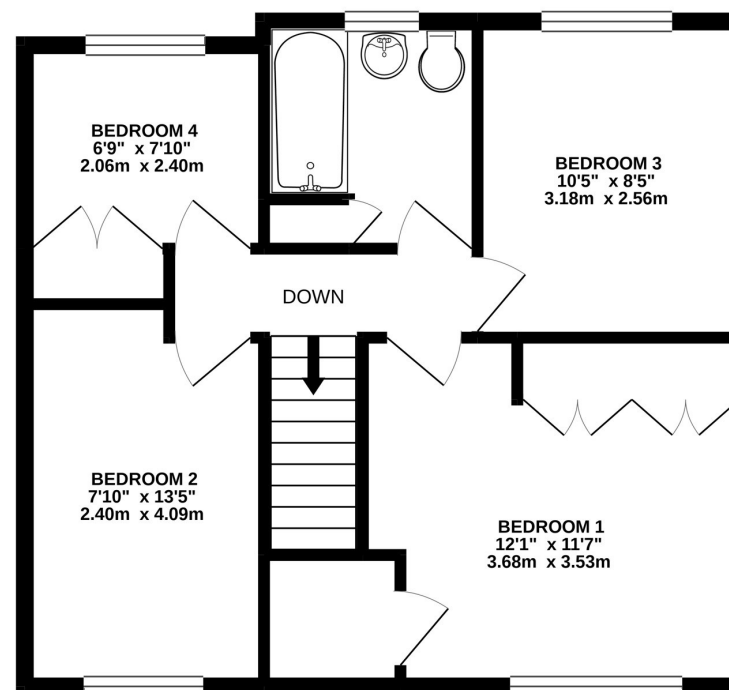
Rear Garden Orientation (approx.): South East



**GROUND FLOOR**  
566 sq.ft. (52.5 sq.m.) approx.



**1ST FLOOR**  
517 sq.ft. (48.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For more information, to arrange a viewing, or if you need a valuation on your own property, call us on 01527 306420, or email: [info@reabromsgrove.co.uk](mailto:info@reabromsgrove.co.uk)

### **Need a mortgage?**

We recommend Guest Independent Mortgage Advice. They can search the market, get a decision in principle, and achieve mortgage offers very quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit their website for more info: [www.guestindependent.com](http://www.guestindependent.com)

### **Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

### **Need a solicitor?**

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

### **Need a surveyor?**

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

### **Need a removal company and storage?**

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

### **Where to find us:**

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (Near Bromsgrove train station)

