



£375,000 Offers Over
Hampton Avenue, Bromsgrove B60

GUEST
ESTATE AGENTS

Hampton Avenue, Bromsgrove B60

Three bedroom semi-detached bungalow

New combi boiler and complete re-wire

Impressed paved driveway

Separate garage

Large lounge with patio doors onto the garden

Low maintenance south facing rear garden

Close to Aston Fields centre

This is a well presented, three bedroom, semi-detached bungalow located in the highly sought-after area of Aston Fields in Bromsgrove. The property is set back from the road with an impressed paved driveway and boasts a south facing rear garden and offers flexible accommodation; with two bedrooms and bathroom located on the ground floor as well as a further bedroom on the first floor.

You enter at the side of the property, off the driveway providing ample off street parking, into a hallway which has doors off to the bathroom, bedrooms two and three and the lounge and then stairs to bedroom one which benefits from lots of storage. There is access to the rear garden via the kitchen or patio doors in the lounge and it has been landscaped to ensure that it is easily maintained and offers a large, paved patio area close to the house and then there is a slightly raised good-sized lawned area with mature planted beds to the fence boundaries. There is also a shed at the top of the garden, access to the separate garage and side access to the front of the property. As you can see this lovely home really does offer versatile, flexible living.



Floorplan & Further Details

Further benefits to this property include a combi boiler and a full re-wire that were completed this year and there is also cavity wall insulation.

The property is within easy walking distance of Bromsgrove railway station, just 0.9 miles away; offering links to London and Birmingham, along with cafes, bars, restaurants and other amenities located in nearby Aston Fields. It is just over two miles from the Tardebigge Locks on the Worcester & Birmingham Canal, offering extensive canal-side walks with stunning views of the Worcestershire countryside, including the Malvern Hills.

Distances (approx.):

Bromsgrove railway station: 0.9 miles

Aston Fields Centre: 0.7 miles

M42 (Jct.1): 2.8 miles

M5 (Jct.4 north): 4.5 miles

M5 (Jct.5 south): 4 miles

Tenure: Freehold

EPC Rating: D

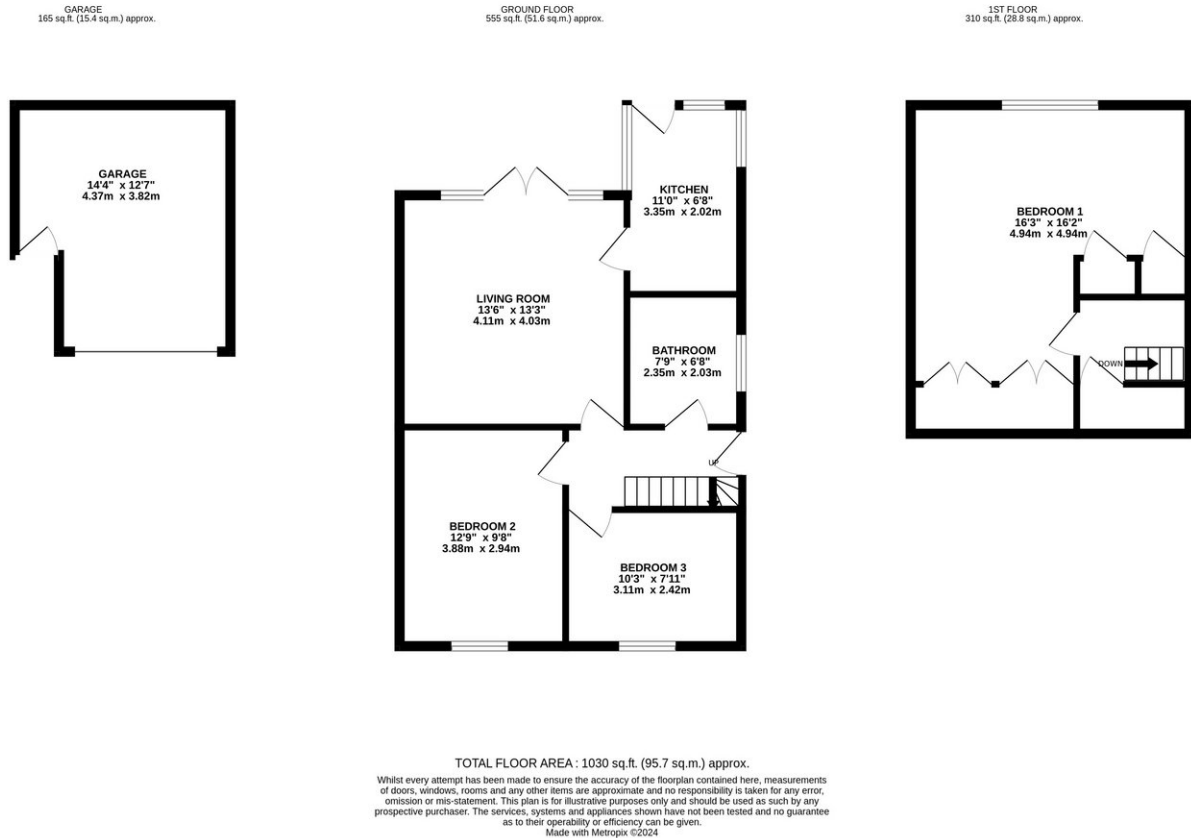
Council Tax Band: D

Approx. Floor Area: 95.7 sq m (1030 sq ft)

Rear Garden Orientation (approx.): South

For room measurements please refer to the floorplan.

*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



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Need a mortgage?

We recommend Guest Independent Mortgage Advice who can search the market, get a decision in principle and achieve mortgage offers quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit 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)

