



£350,000 Offers Over
Wellington Road, Bromsgrove. B60

GUEST
ESTATE AGENTS

Wellington Road, Bromsgrove. B60

Extended open plan kitchen/diner/family room

Lounge

Three bedrooms

Low maintenance rear garden

Blocked paved driveway for two vehicles

Sought after road in Aston Fields

Excellent school catchment*

Close to Bromsgrove railway station

A charming Edwardian end terrace, built in 1920, seamlessly blends period charm with contemporary living. Situated on the sought-after Wellington Road, in Aston Fields, Bromsgrove, the home boasts three bedrooms, a stunning extended kitchen/diner/family room with a roof lantern and bi-fold doors, a cosy living room and family bathroom. The property is situated very close to popular local schools and is in the catchment for Finstall First School* and Aston Field's Middle school* which are both rated outstanding by Ofsted and South Bromsgrove High School* which is rated good.

The property is approached via a block paved driveway providing off-road parking for up to two vehicles, and there is a fitted EV charging point. There is also a path to the side of the property that allows access to the rear of the property. You enter the property into a living room, perfect for relaxing, with a front aspect bay window and fitted cabinets and through double doors you move into a spacious, open plan kitchen/diner/family room featuring a roof lantern that floods the room with natural light and bi-fold doors leading to the



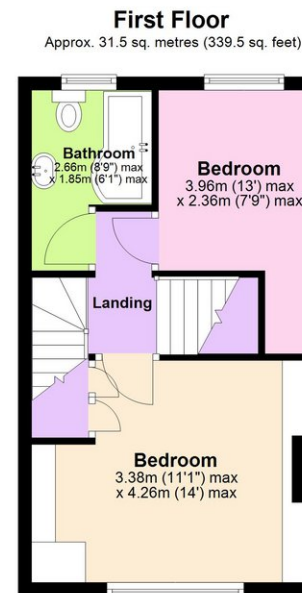
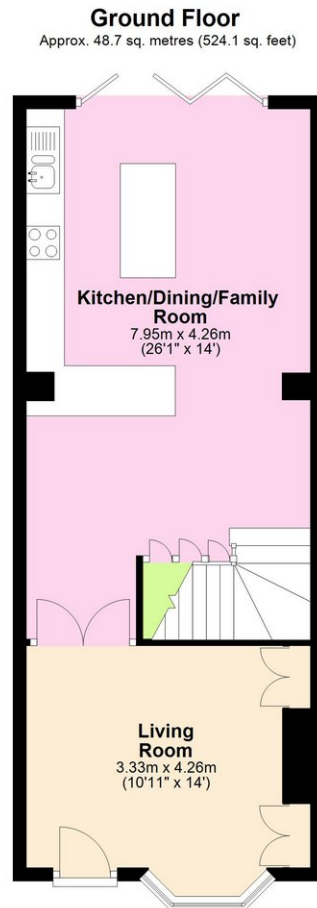
Floorplan & Further Details

garden, creating a seamless indoor-outdoor flow. The kitchen has an island and also an additional breakfast bar along with an integrated oven, hob, extractor, space for fridge/freezer and washing machine.

Stairs from the kitchen lead up to the first floor landing, with doors off to double bedroom two with fitted wardrobes, bedroom three and the family bathroom. Further stairs to the second floor lead to the master bedroom with a storage cupboard. Outside, the property has a low maintenance rear garden, mainly tiered decking with ample space for outdoor dining or entertaining, and it also has a small pond. Towards the back of the garden is a small area of lawn accommodating a play area for the children and there are flower beds to the fenced boundaries.

Aston Fields is a very popular residential area located to the west of Bromsgrove, with close proximity to the M5 and M42, and Bromsgrove railway station is just 0.7 miles away. Aston Fields centre has a lively village feel with popular cafes, restaurants, bars and other amenities making it an ideal location for families and professionals.

This lovely Edwardian home offers a rare blend of history and modern design, making it an exceptional choice for those seeking stylish yet practical family living.



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)

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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

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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)

