



£585,000 Offers Over
Engine Close, Bromsgrove.

GUEST
ESTATE AGENTS

Engine Close, Bromsgrove.

This beautifully presented four-bedroom detached home, located in Engine Close, Aston Fields offers an abundance of space, contemporary living, and a fantastic south-east facing rear garden. Boasting a large open-plan kitchen/diner/family room, a spacious lounge, a generous master suite with fitted wardrobes and en-suite, and a detached garage, this home is perfect for modern family life.

The property is located at the end of a quiet cul-de-sac and is approached via a driveway providing off road parking for at least three cars with access into the detached garage and rear garden, and there is an attractive, front garden with established shrubs. Once inside, the good-sized welcoming reception hallway leads off to; a guest cloakroom to the left and a lounge to the right, with feature fire place, offering a comfortable retreat with plenty of room for relaxation. Moving through the hallway you enter an expansive open-plan kitchen/diner/family room, the heart of the home, featuring a modern fitted kitchen, ample workspace with granite worktops, and a seamless flow into the dining and family area, perfect for entertaining or everyday family living with bi-fold doors that open onto the south-east facing rear garden. There is also a handy utility room off the kitchen with an external door to the side of the property.

Stairs from the hallway lead up to the first floor landing where doors radiate off to; the master bedroom with built-in wardrobes



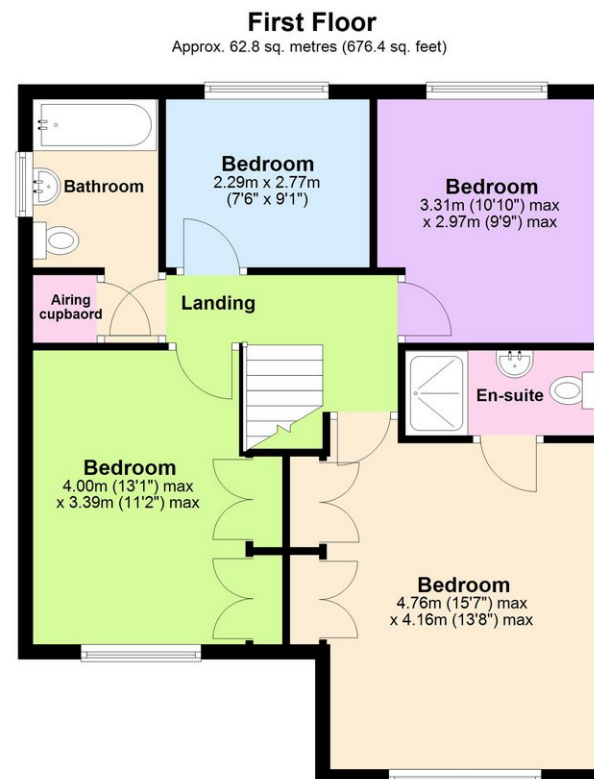
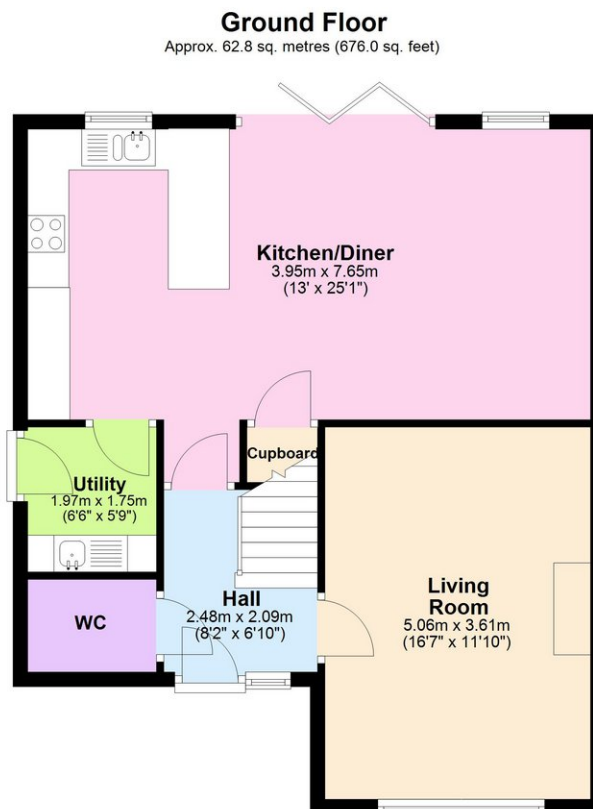
Floorplan & Further Details

and a well-appointed modern en suite shower room; double bedroom two with built in wardrobes, bedrooms three and four; and the modern family bathroom, a stylish and functional space with a shower situated over the bath.

An additional feature of this home is that it has Honey Well smart heating throughout the house where you can control the heating of each individual room remotely.

Aston Fields is a small village located to the west of Bromsgrove. With close proximity to the M5 (junctions 4 and 5), M42 (junction 1), and Bromsgrove railway station within walking distance. The village itself enjoys a number of amenities, independent shops and eateries, and a well sought after Middle School. In addition, the property also benefits from being within South Bromsgrove High School Catchment. This spacious and stylish detached home offers the perfect blend of comfort, practicality, and contemporary design.

Tenure: Freehold ; Service charge ; £176 per annum
EPC Rating: B
Council Tax Band: E
Approx. Floor Area: 125.6 sq m (1352.3 sq ft)
Rear Garden Orientation (approx.): South East



Total area: approx. 125.6 sq. metres (1352.3 sq. feet)

These details are not an offer or contract. You should not rely on statements by Guest Estate Agents in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate and measured to maximum distances for irregular shaped rooms. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

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)

