



£475,000

Cirencester Close, Bromsgrove. B60

GUEST
ESTATE AGENTS

Cirencester Close, Bromsgrove. B60

Detached
Four bedrooms
New kitchen/diner installed in 2021
New bedroom over garage in 2021
Master bedroom with en-suite
All new windows (2020) at back of property
New combi boiler 2022
Solar panels (owned) with 8kw storage battery
EV Charger
Excellent school catchment*
Near to Bromsgrove railway station
Close proximity to local shops, restaurants and amenities in Aston Fields.

Located in the highly sought-after Parklands Estate in Aston Fields, Bromsgrove, this spacious four-bedroom detached home has been thoughtfully updated by the present owners to offer modern and energy-efficient living. Featuring a stylish kitchen/diner, a double pocket door connecting the lounge to the dining area, a bedroom extension over the garage, and a pretty rear garden, this home is ideal for family life. The property also benefits from solar panels with a storage battery, and an EV charger helping to reduce energy costs.

The property is situated on a quiet cul-de-sac close to the local play park, just a one minute walk away and a large green space perfect for larger ball games along with foot and cycle paths. The property is set back from the road and is approached via a tarmac driveway accommodating parking for four vehicles and a small lawn with an established hedge that separates the property from next door, providing useful screening. You enter the property into a hallway that leads into the spacious living room. The living room features a double pocket door into the dining area, allowing for open-plan or separate living as needed and there are patio doors leading to the garden, perfect for

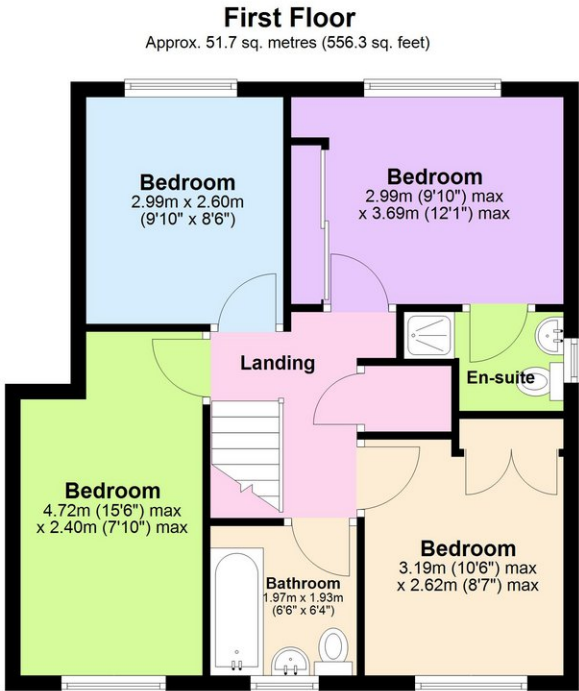
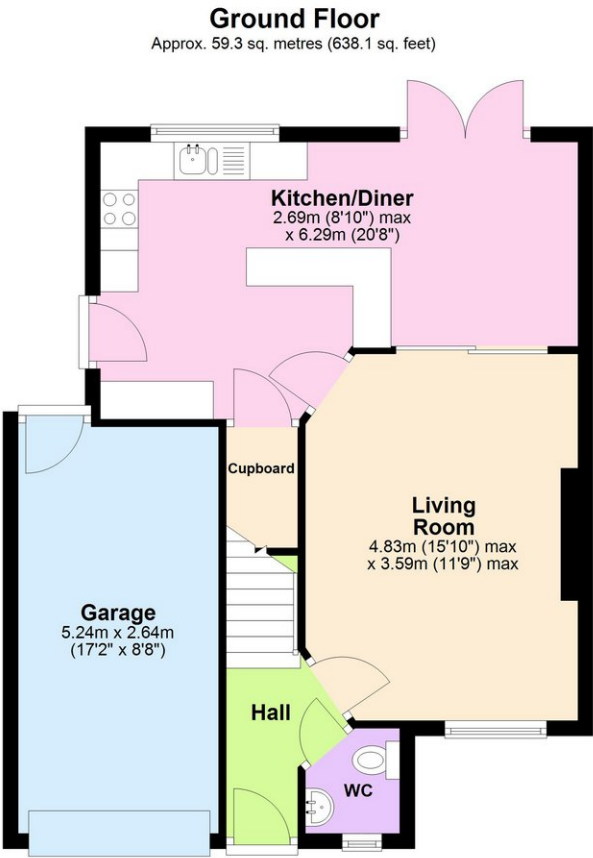


Floorplan & Further Details

entertaining. Moving through the living room a second door leads you into the modern kitchen that was fitted in 2021 which includes Corian worktops, ample storage cupboards, a breakfast bar, a built in dishwasher, oven and microwave. There is also an under-stairs cupboard and an external door which provides access to the side of the property and access to the rear of the garage. There is a well maintained rear garden, with a lawn, mature borders, and a large patio, ideal for outdoor dining and relaxation.

Upstairs there are four bedrooms, the main having an en-suite and there is a well-appointed family bathroom. Other beneficial features of this property are; a new combi boiler fitted in 2022, new double glazed windows at the back of the property installed in 2020 and the main loft is boarded with a convenient fixed loft ladder.

In summary, this well presented and energy-efficient home offers the perfect blend of modern updates, spacious living, and a fantastic location. It is within easy walking distance of the train station; offering links to London and Birmingham, along with cafes, bars, restaurants and other amenities located in nearby Aston Fields. Transport links are excellent, with easy access to the M5 and M42 motorways, providing convenient routes to Birmingham, Worcester, and beyond. In addition it is situated very close to sought after 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.



Total area: approx. 111.0 sq. metres (1194.3 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

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)

