



£200,000

Foxwalks Avenue, Bromsgrove. B61 7ND

GUEST
ESTATE AGENTS

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Three bedrooms
Mid terraced
Kitchen
Dining room
Living room
Bathroom with shower over bath
New windows and doors in 2024
Large, east facing rear garden

This well presented three bedroom terraced home offers a comfortable and practical living space in a convenient location and is within walking distance to popular first, middle, and high schools and the popular Sanders Park is nearby, offering green spaces for leisure and outdoor activities. Benefiting from a living room and separate dining room, along with a good sized rear garden and new windows and doors throughout, it presents a great opportunity to move straight in and enjoy.

Tucked away from the main road, this home enjoys a peaceful setting along a quiet walkway, offering added privacy and minimal passing traffic. To the front there is a lawn and established plants and shrubs and a pathway to the front door. You enter into a hallway with a door to the right into the living room which has an electric fire and mantelpiece and you then move through into the dining room with a large window overlooking the rear garden. A functional kitchen is accessed from the entrance hall and has a good range of cupboards and worktop space, with a convenient door leading directly out to the



Floorplan & Further Details

garden. The garden is a good size with a lawn and large patio and a gate to allow access to the road. Upstairs there are three well proportioned bedrooms with a bathroom that has a modern, white suite, a shower over the bath and new tiling. Other benefits to the property are that it has a combi boiler, gas central heating and all the external doors and windows were replaced in 2024.

With its functional layout and recent updates, this property is ideal for first-time buyers, families, or investors looking for a well-located home in Bromsgrove. It is conveniently located close to Bromsgrove town centre, with a range of shops, cafes, and schools within easy reach. The area also provides excellent transport links, with nearby access to the M5 and M42 motorways, ideal for commuters heading to Birmingham, Worcester, or further afield.

Tenure: Freehold*

EPC Rating: D

Council Tax Band: B

Approx. Floor Area: 73.0 sq m (785.5 sq ft)

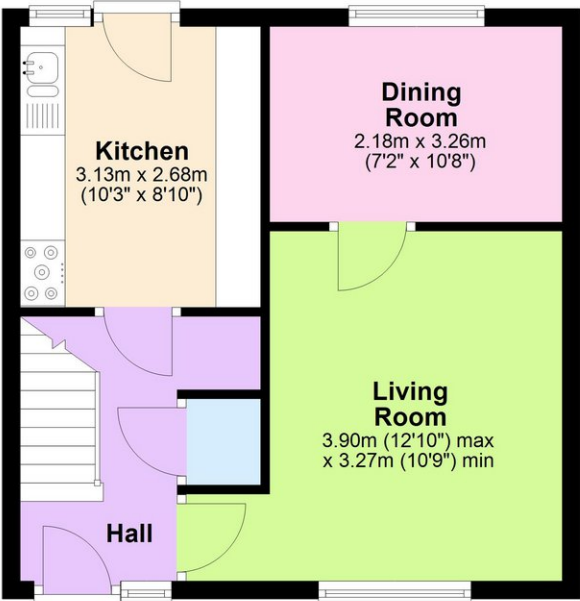
Rear Garden Orientation (approx.): East

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.

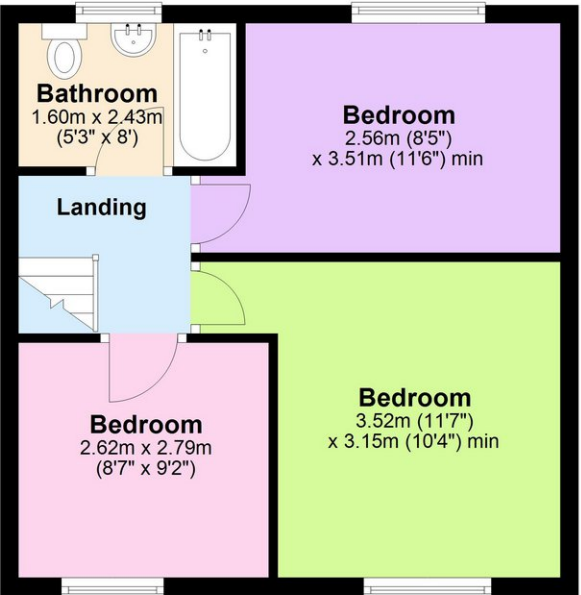
Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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)

