



**£450,000**  
11 Mikado Road, B60 2SB

**GUEST**  
ESTATE AGENTS

4 bedroom detached home on the Oakalls  
Master bedroom with ensuite  
Family bathroom and downstairs WC  
Kitchen/diner  
Living room  
Integral garage  
Driveway  
Desirable school catchment  
Near to Bromsgrove Train Station  
Close proximity to Aston Fields

Located on the desirable Mikado Road within the popular Oakalls estate in Bromsgrove, this well-appointed, four bedroom, detached home offers stylish family living with a practical layout and a west facing garden. This home is perfect for a growing family and 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.

The property is set back from the road and is approached via a tarmac driveway large enough to park two vehicles, and there is convenient access to the rear garden from the side, via a path and a gate. To the left of the driveway there is a lawn and a pretty, ornamental tree that really complements the attractive façade of this home. Upon entering, you are greeted by a hallway leading to a kitchen diner, perfect for both everyday living and entertaining and a bright and spacious living room features a charming bay window and French doors that open directly onto the sunny west-facing garden, ideal for enjoying afternoon and evening light. There is also a downstairs WC and a door into the integral garage.



Upstairs, the master bedroom benefits from three windows, flooding the room with natural light, along with fitted wardrobes and a private en suite shower room. Three further bedrooms provide versatile accommodation for family, guests or home working and a family bathroom completes the layout. To the rear of the property there is a good-sized, west facing garden with a decked patio area towards the top of the garden, a lawn and a paved patio next to the property perfect for relaxing or entertaining.

The Oakalls is close to Aston Fields, which has a lively village feel with popular cafes, restaurants, bars and other amenities making it an ideal location for families and professionals. Transport links are excellent with easy access to the M5 and M42 motorway and Bromsgrove train station in Aston Fields is within easy walking distance. The area is known for its community atmosphere and well-maintained surroundings, making it an ideal location for families.

Tenure: Freehold\*\*

EPC Rating: TBC

Council Tax Band: E

Approx. Floor Area: 127.1 sq m (1367.9 sq ft)

Rear Garden Orientation (approx.): West

For room measurements please refer to the floorplan.

\* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.

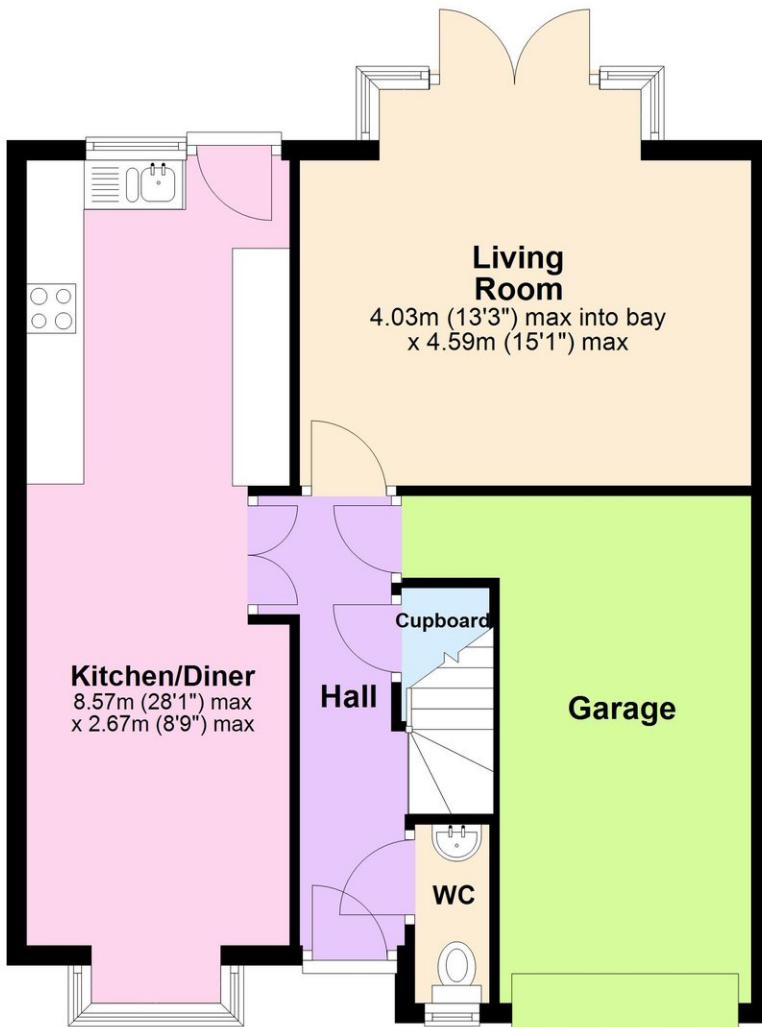
\*\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



# Floorplan

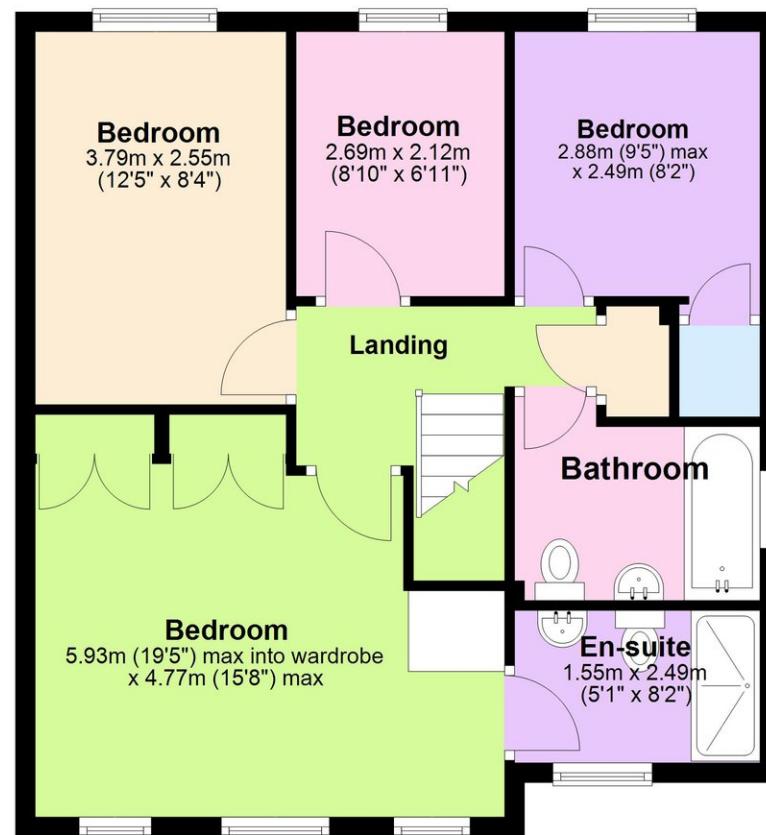
## Ground Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



## First Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 127.1 sq. metres (1367.9 sq. feet)

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## Our contact details

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