



£320,000

Hartford Road, Bromsgrove. B60 2HD

GUEST
ESTATE AGENTS

Three Bedroom semi detached property
Living/dining room
Kitchen
Conservatory
Delightful south facing rear garden
Garage and driveway
Sought after location
Finstall First School*/Aston Fields catchment*
No Upward Chain

This well presented and conveniently located, three bedroom, semi-detached home on the popular Harwood Park estate, offers versatile living spaces and a delightful south-facing garden, ideal for those looking for comfort, potential, and kerb appeal in equal measure. It is situated very close to sought after local schools and is within easy reach of Bromsgrove town centre and Aston Fields.

The property is set back from the road and has a garage to one side, along with a block paved driveway, and there is a neat front garden with lawn and planted borders and there is side access to the rear garden. You enter the home via an enclosed double glazed porch and then move into the hallway which leads to the fitted kitchen with views onto the attractive front garden. At the end of the hall you enter the spacious living/dining room with electric fire, that leads through to a bright conservatory that stretches across the width of the property, perfect for relaxing or entertaining. From the conservatory you can take in the beautifully maintained south facing rear garden with lawn and mature borders. Upstairs, the property offers three, spacious bedrooms and a shower room, along with a useful storage cupboard.

The property 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 and there are excellent transport links, including the nearby M5 and M42 motorways. The property is situated in a



established residential location 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.

This property offers a fantastic opportunity to secure a well-kept home with scope to personalise and or change the layout, with the integral garage offering potential for conversion to an extra room downstairs (STPP).

Tenure: Leasehold presently but freehold being purchased**

EPC Rating: TBC

Council Tax Band: C

Approx. Floor Area: 96 sq m (1032.9 sq ft)

Rear Garden Orientation (approx.): South

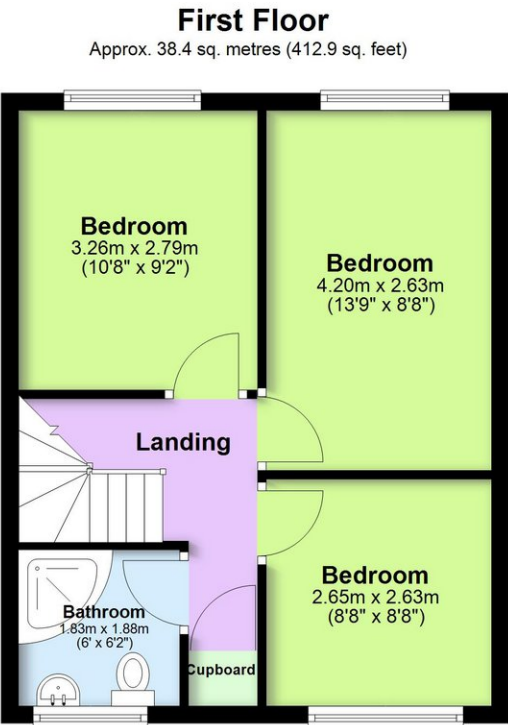
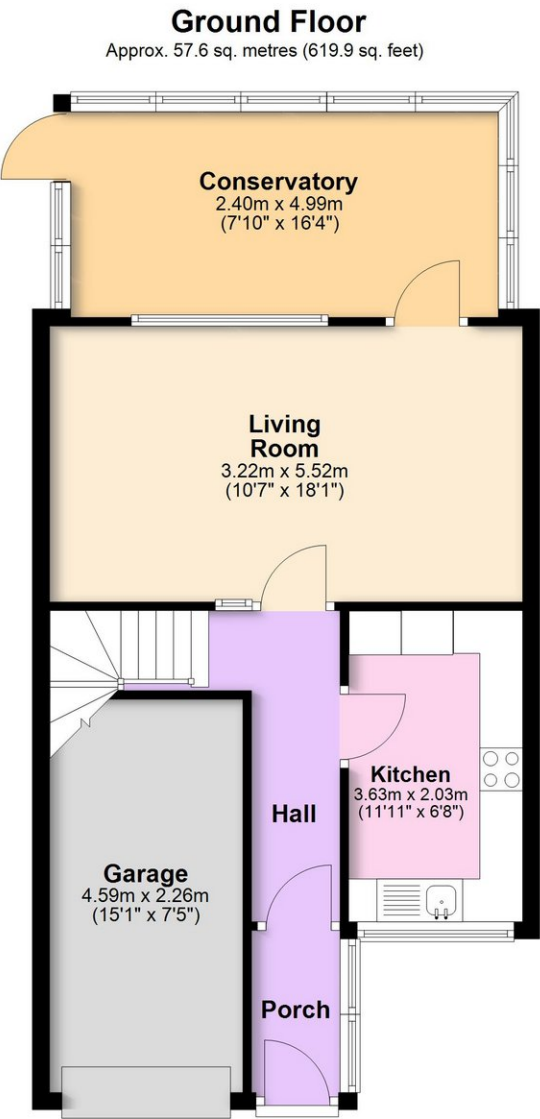
For room measurements please refer to the floorplan.

* 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 presently leasehold but the freehold is being purchased by the vendors. This will be verified during the legal process by the conveyancers.



Floorplan



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Want to view this property?

Call us on 01527 306420, or email hello@guestestateagents.com

Property to sell?

Guest Estate Agents can offer you an outstanding level of service, successfully selling property in and around Bromsgrove. For a free valuation, call us on 01527 306420, or email hello@guestestateagents.com

Independent mortgage advice

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email hello@guestindependent.com to arrange an initial chat with no pressure or obligation.

Solicitor / Conveyancer

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

Lettings

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at www.douglaslettings.co.uk

Everything else

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

Our contact details

Phone: 01527 306420

Email: hello@guestestateagents.com

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

Disclaimer

You should not rely on statements made by Guest Estate Agents in these details, 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. 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.

