



£375,000

Avon Close, Bromsgrove. B60 3PE

GUEST
ESTATE AGENTS

Three bedroom detached
End of a quiet cul-de-sac in Stoke Heath
Two bedrooms with fitted wardrobes
Modernised throughout in a contemporary style
Partially converted garage for versatile additional space
Family bathroom & downstairs shower room & WC
Living room with media wall
Refitted kitchen & large dining/family room
West facing rear garden
Driveway parking

Tucked away at the end of a peaceful cul-de-sac in the sought-after area of Stoke Heath, this beautifully presented three bedroom home offers stylish, modern living with generous space both inside and out. The property has been thoughtfully modernised throughout in a fresh, contemporary style and benefits from a new family bathroom and downstairs shower room, a refitted kitchen and a garage that has been partially converted to provide an additional, versatile living space.

You enter the home into a hall that leads you straight into the centre of the home where all the rooms lead off. Immediately to the left there is a convenient downstairs shower room and separate WC and then you move through to discover a bright and welcoming living room, neutrally decorated with a striking media wall and a large picture bay window that fills the space with morning sunshine. The sleek, recently updated kitchen features white cabinetry, integrated appliances, and a clean modern finish, while the adjoining family/dining room accessed from the kitchen or the living room offers generous space for entertaining, and opens onto the rear garden through patio doors.

Upstairs, there are two double bedrooms with fitted wardrobes and a third bedroom, alongside a stylishly refitted main bathroom, complete with on trend tiling, white suite, and shower over the bath with a sleek, glass shower screen. The



garage has been partially converted to provide a highly versatile additional room, currently used as a beauty/therapy room, but also ideal as a home office, gym, or playroom. Outside, the front garden includes a low maintenance artificial lawn and a charming established tree, along with a driveway for off road parking. To the rear, the garden is equally easy to manage, with more artificial grass, paved patio areas for relaxing or dining al fresco, and space to enjoy the outdoors with minimal upkeep.

Perfectly placed in a quiet residential area there are a range of local amenities close by including Morrisons with a pharmacy, and highly regarded schools all within walking distance. For commuters, there is excellent access to transport links, with Bromsgrove train station just a short drive away, providing regular services to Birmingham, Worcester and beyond and the nearby M5/M42 motorway network offer quick and easy access for those travelling further afield by car. Bromsgrove town centre, with its wide array of shops, restaurants, cafés and leisure facilities, is also easily accessible, making Avon Close a well connected and desirable location to call home.

Tenure: Freehold*

EPC Rating: C

Council Tax Band: D

Approx. Floor Area: 118.7 sq m (1277.3 sq ft)

Rear Garden Orientation (approx.): West

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.



Floorplan



Total area: approx. 118.7 sq. metres (1277.3 sq. feet)

GARAGE/OFFICE NOT IN EXACT POSITION RELATIVE TO HOUSE. 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.

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Our contact details

Phone: 01527 306420

Email: hello@guestestateagents.com

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

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