



£320,000

Hartford Road, Bromsgrove. B60 2HQ

GUEST
ESTATE AGENTS

Semi detached
Three Bedrooms
Living/dining room
Kitchen
Delightful south facing rear garden
Garage and large driveway
Sought after location
Finstall First School*/Aston Fields catchment*

Situated on the popular Harwood Park estate, this three bedroom, semi detached home has fantastic potential and offers a superb opportunity for buyers seeking a home they can personalise. With excellent proportions, a versatile layout and an attached single garage with conversion potential (STPP) this property is perfect for those looking to modernise and add their own stamp.

The front of the property boasts excellent kerb appeal, featuring a generous block paved driveway that provides ample off-road parking. An established and neatly maintained lawn adds a touch of greenery and softness to the frontage, while access to the attached single garage offers additional practicality and storage. You enter via an enclosed double glazed porch, into a hallway which leads to the kitchen that overlooks the front of the house. Straight ahead you enter the south facing living/dining room that stretches across the back of the property with a large window and a double glazed door that takes you into the garden. This private, rear garden offers a wonderful space to relax and unwind, bathed in sunlight throughout the day. A spacious paved patio provides the perfect spot for outdoor dining or entertaining, while the well-maintained lawn is bordered by mature shrubs and flowering plants that create a sense of seclusion and tranquillity. With plenty of room for children to play or for keen gardeners to enjoy, this outdoor space is both versatile and low-maintenance. Upstairs, there are three good sized bedrooms and a family bathroom with a white suite and shower over the bath.



This property is located in a sought after residential area of Bromsgrove, being close to Aston Fields centre and being very close to popular 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 estate, along with the neighbouring Oakalls development, is renowned for its family friendly atmosphere and abundance of green space. Both estates boast numerous parks and open areas, providing safe and enjoyable spaces for children to play and families to spend time outdoors, along with wide footpaths and dedicated cycle routes, offering safe, convenient access to local schools, amenities, and the surrounding countryside.

Tenure: Freehold**

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

Rear Garden Orientation (approx.): South

EPC Rating: D

Council Tax Band: C

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

For room measurements please refer to the floorplan.

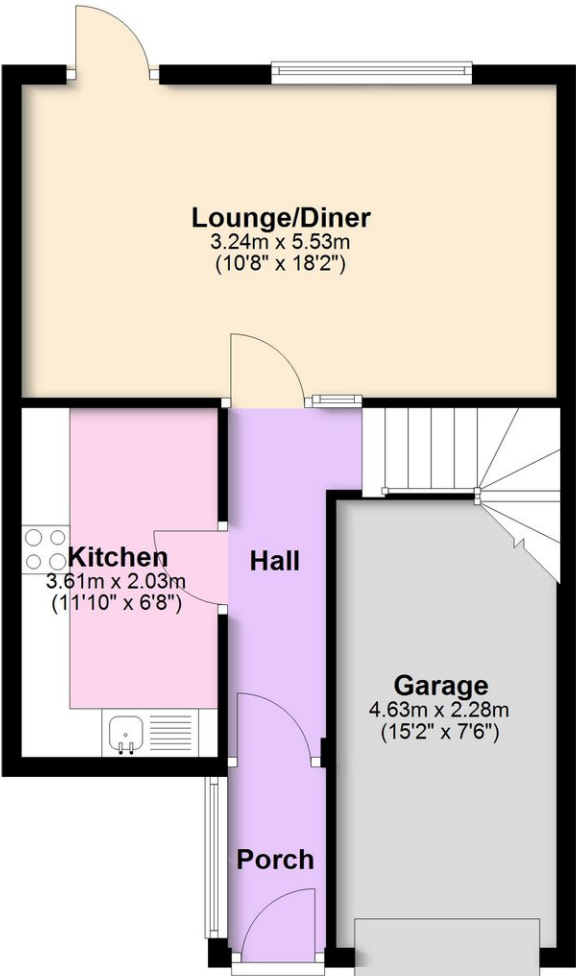
* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.



Floorplan

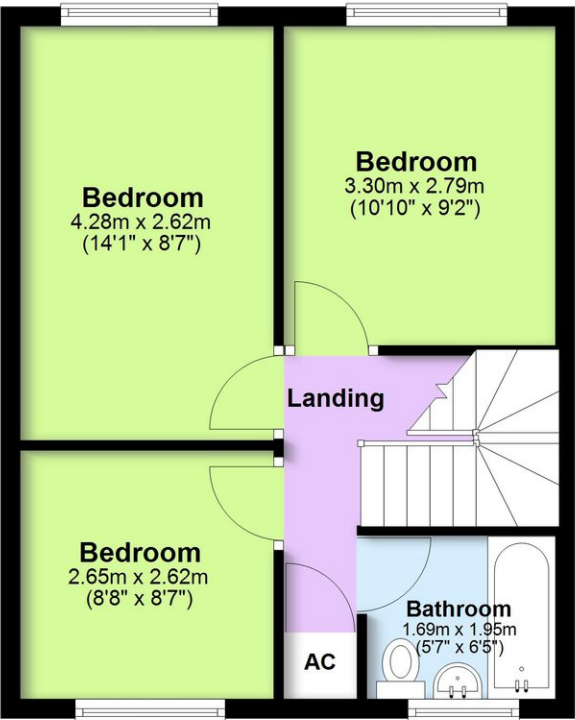
Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 sq. feet)

GARAGE NOT IN ACTUAL POSITION. TOTAL AREA INCLUDES GARAGE. 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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