



£250,000

South Road, Bromsgrove B60 3EL

GUEST
ESTATE AGENTS

A characterful three bedroom mid terrace home located in the heart of Aston Fields, one of Bromsgrove's most sought-after areas. This property boasts a converted attic, two bathrooms, a generous rear garden, and a blend of period features with modern comforts and is just a six minute walk away from Bromsgrove railway station.

The front of the property is block paved and there is access to the rear of the property via a covered alley way. You enter the home into the welcoming living room with traditional gas fire, decorative wooden surround and stone hearth, bay window and storage cupboard. You then move into the dining room with solid wood flooring, featuring a Nordica log burner set within a brick fireplace and a fully glazed door to the garden, which then flows seamlessly into a well-appointed kitchen with matching wall and base units, integrated oven, hob and extractor and there is a charming feature stained glass window set into the wall between the kitchen and dining room that adds a beautiful touch of character and allows light to flow between the spaces while offering a unique decorative focal point. The first of two bathrooms is then located next to the kitchen.

The first floor offers two generously proportioned bedrooms, one of which enjoys dual windows that flood the room with natural light. A shower room including a WC is also located on this level for added convenience, complementing the main bathroom on the ground floor. The second floor features a thoughtfully converted attic bedroom, complete with three skylights that create a bright and airy atmosphere. This versatile space also benefits from solid wood flooring and built-in storage within the eaves, making it an ideal third bedroom, home office, or creative studio.



The rear garden extends to approximately 160 feet and offers a wonderfully private and well-zoned outdoor space, perfect for both entertaining and relaxation. Adjacent to the house, a block-paved area features an outdoor sink and leads to a patio complete with a built-in brick barbecue, ideal for alfresco dining. A paved path draws you further into the garden, where you will find the first lawned area bordered by flowerbeds, followed by a wooden archway that opens onto a more expansive second lawn. Towards the end of the garden, a raised decked area houses a well-appointed summer house that has been insulated and benefits from two power sources, making it a versatile space for work or leisure. Beyond this, a sheltered workshop area provides further practical space, discreetly tucked away at the very end of the garden.

Aston Fields is a sought-after residential area known for its excellent local amenities and transport links. As well as the train station, this location is ideal for anybody looking to commute with both the M5 and M42 motorways being within easy reach, providing convenient routes to Birmingham, Worcester, and beyond. Living in this area allows you to make the most of the stunning, surrounding countryside, being in close proximity to the Clent Hills, the Lickey Hills Country Park and it is just over a mile from the Tardebigge Locks on the Worcester & Birmingham Canal, offering extensive canal-side walks with stunning views of the Worcestershire countryside, including the Malvern Hills.

Tenure: Freehold*

EPC Rating: TBC

Council Tax Band: C

Approx. Floor Area: 97.6 sq m (1050.1 sq ft)

Rear Garden Orientation (approx.): East

For room measurements please refer to the floorplan.

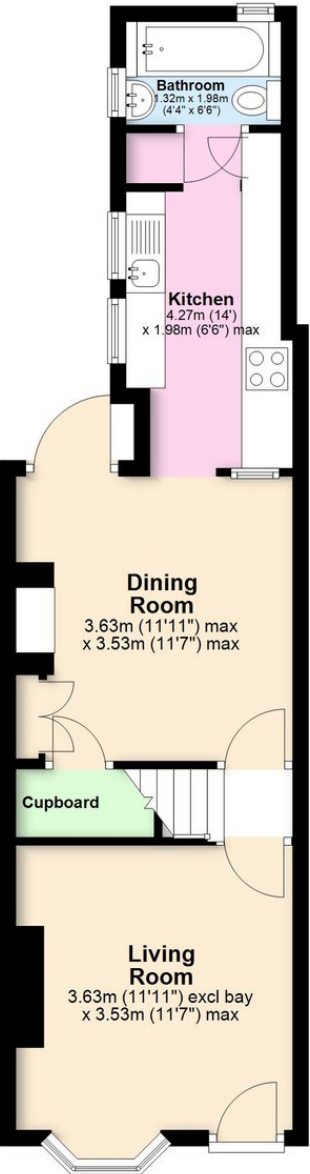
*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



Floorplan

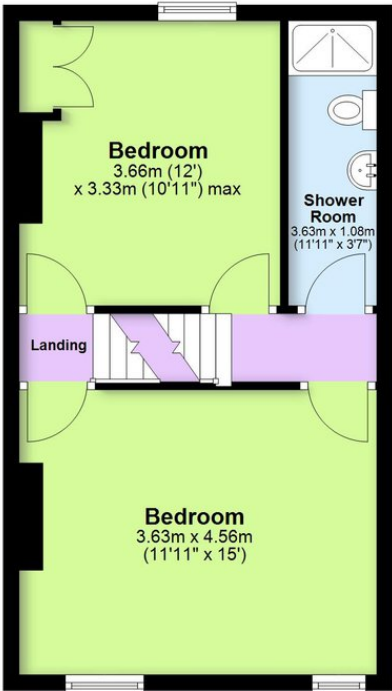
Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



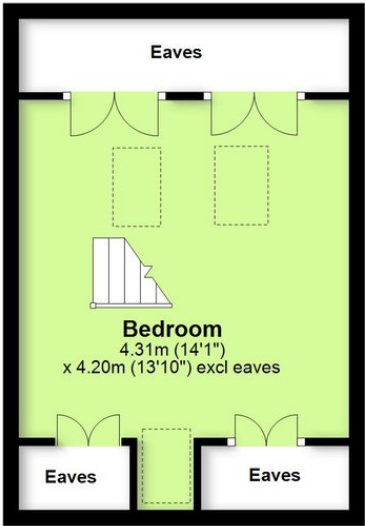
First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Second Floor

Approx. 18.8 sq. metres (201.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

Overall area does NOT include eaves storage. 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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