



£240,000 Offers Over
Knowesley Close, Bromsgrove B60 2RG

GUEST
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This delightful two bedroom semi-detached home, with no upward chain is tucked away in the popular residential area of The Parklands, close to Aston Fields and is ideal for first time buyers, downsizers, or investors. It is just a short walk from Aston Fields centre and Bromsgrove train station and is situated very close to sought-after local schools.

To the front, the property enjoys a lawned garden with a pretty ornamental tree and a tarmacadam driveway to the side providing off road parking and gated access through to the rear garden. The rear garden is attractively tiered with a lovely patio area, perfect for outdoor dining and seating, complemented by established planting that provides colour and interest throughout the seasons. With its west facing aspect, the garden offers a bright and sunny space well into the evening, creating the perfect setting for summer dining or unwinding at the end of the day.

Inside, the home includes a welcoming living room, a fitted kitchen with breakfast bar, and a bright conservatory that overlooks the garden. Upstairs are two well-proportioned bedrooms and a bathroom with a shower over the bath.

The property is 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. It is also in the highly sought after school catchment for Finstall First School*, Aston Fields Middle school*, and South Bromsgrove High School*.

Tenure: Freehold**

EPC Rating: D

Council Tax Band: B

Approx. Floor Area: 57.8 sq m (621.8 sq ft)

Rear Garden Orientation (approx.): West

For room measurements please refer to the floorplan.

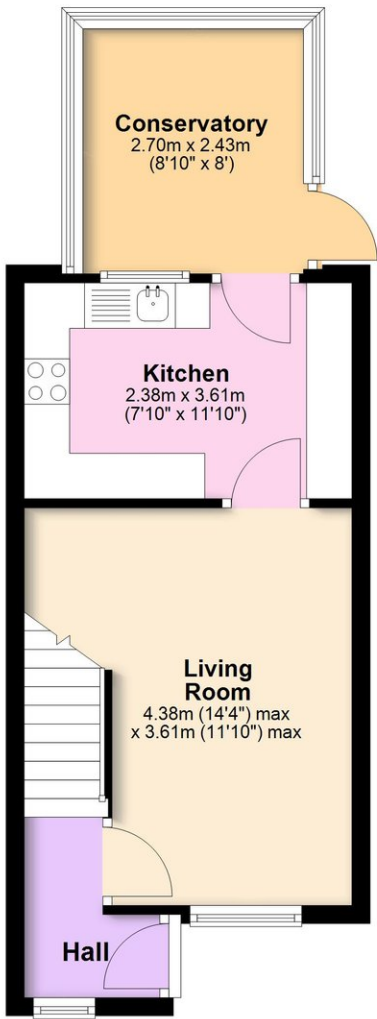
* Living in the catchment area of a school will usually give you a high priority for places but does not guarantee admission.

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

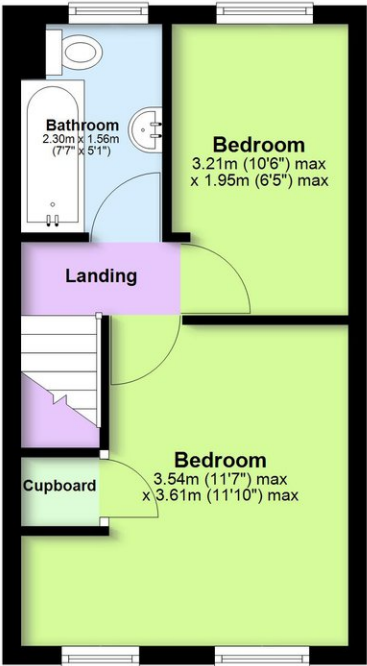


Floorplan

Ground Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor
Approx. 24.7 sq. metres (266.4 sq. feet)



Total area: approx. 57.8 sq. metres (621.8 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.

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