



£325,000

Penshurst Road, The Oakalls, Bromsgrove B60 2SL

GUEST
ESTATE AGENTS

Three bedroom mid terrace
Living room with bay patio doors
Conservatory
Ensuite to master & family bathroom
Downstairs WC
Driveway and garage
Bromsgrove train station 7 minute walk away
Close to Aston Fields centre
* No upward chain*

Situated on the very popular Oakalls estate in Bromsgrove, this contemporary three bedroom home spans three floors, offering versatile living spaces throughout. Designed for comfortable family living, the property features a spacious living room with conservatory off, a downstairs WC, three well-proportioned bedrooms; the master with ensuite, and a driveway and garage for off road parking.

The property is set back from the road surrounded by greenery and mature trees giving it a leafy, attractive feel and approached via a shared driveway, creating a sense of privacy and seclusion. There is a driveway in front of the garage, to the side of the main property and at the front, the home is set behind an attractive frontage with small lawn, path and some established shrubs.

You enter the home into a hallway which leads you to the downstairs WC and into the kitchen with modern fitted wall and floor cupboards, a solid wood worktop, with an integrated fridge freezer, dishwasher, oven, electric hob and extractor and an attractive Belfast sink. Further along the hallway you enter into a lovely, spacious living room with feature gas fireplace and a bay with patio doors into a conservatory. In addition on the ground floor there are two fitted cupboards, one under the stairs providing useful, extra storage space.

On the first floor there are two bedrooms that share a family bathroom with shower over and on the top floor there is a



lovely master suite with its own ensuite and walk in wardrobe. The property enjoys a delightful rear garden and from the conservatory there is a gravelled seating area with built-in wooden benches that creates an ideal spot for morning coffee or summer entertaining, framed by climbing plants for added charm. Beyond, the garden extends to a neat lawn bordered by mature hedging and fencing, providing both privacy and a safe space for children to play. There is a gate at the rear that takes you to the side of the property and the garage. Other benefits to this property are that a new combi boiler was fitted in December 2022, there is cavity wall insulation and the conservatory roof was changed to glass five years ago.

This home is situated very close to sought after local schools and is in the catchment for Aston Field's Middle school**, which is rated outstanding by Ofsted and Finstall First School** and South Bromsgrove High School** which are both rated good. The Oakalls is close to Aston Fields, which has a lively village feel with popular cafes, restaurants, bars and other amenities and transport links are excellent with easy access to the M5 and M42 motorway and Bromsgrove train station in Aston Fields, is within easy walking distance. The area is known for its community atmosphere and well-maintained surroundings, making it an ideal location for families.

Tenure: Freehold*

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

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

Approx. Floor Area: 101.7 sq m (1094.9 sq ft)

For room measurements please refer to the floorplan.

Council Tax Band: D

EPC Rating: C

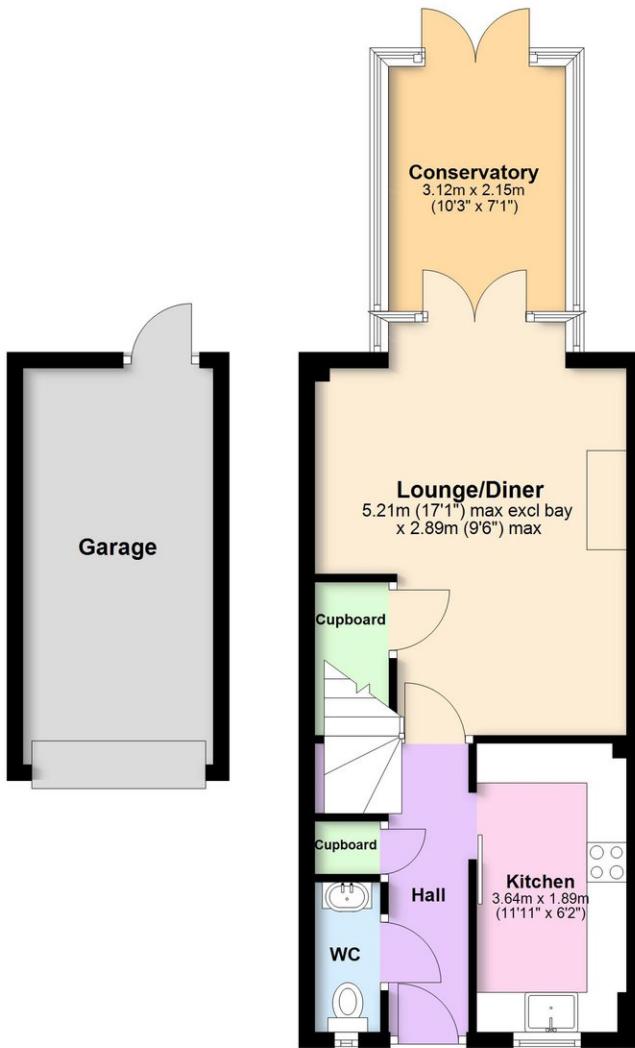
Rear Garden Orientation (approx.): East



Floorplan

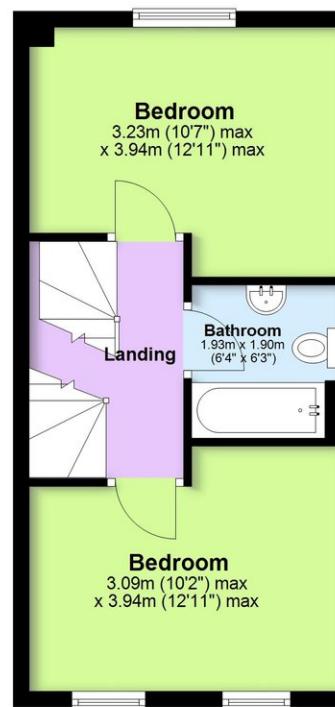
Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



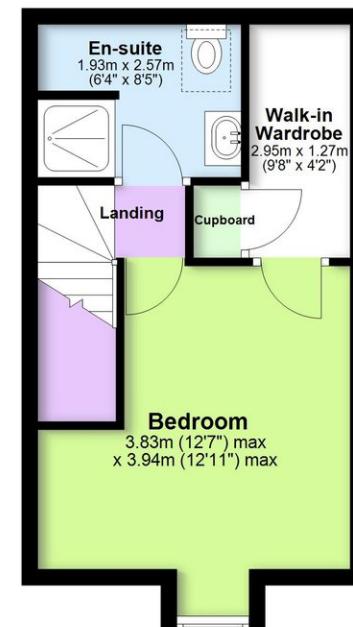
First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 101.7 sq. metres (1094.9 sq. feet)

Overall area does NOT include the garage. Garage not in actual position. 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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