



**£250,000**

Vale Grove, Bromsgrove B60 3GE

**GUEST**  
ESTATE AGENTS

Two bedroom semi detached home  
Allocated parking for two cars  
South west facing rear garden  
Kitchen/diner  
Light filled living room with patio doors  
Downstairs WC  
Family bathroom with plumbed in shower over bath  
Combi boiler replaced 3-4 years ago  
Breme Park location  
Close to railway station

Situated within the popular Breme Park development, this well presented two bedroom semi-detached home offers an excellent opportunity for buyers seeking a property that combines practicality, outdoor space and a highly convenient location. With the added benefit of a south west facing garden, allocated parking and being just a two minute walk away from Bromsgrove railway station, homes of this type and position tend to attract strong interest, making early viewing advisable.

Set back from the road, the property benefits from an attractive frontage, with a well-established garden featuring a variety of shrubs and planting that create a welcoming first impression. A pathway leads to the front door, reinforcing the sense of privacy and separation from the street.

Upon entering, you are welcomed into a hallway where a conveniently positioned downstairs WC sits immediately to the right, an essential feature for modern living. The layout then opens up towards the rear of the property, where the kitchen/diner provides a practical and sociable space. Fitted with a range of units and incorporating a built-in oven, hob and extractor, the kitchen offers functionality while still allowing scope for a buyer to update or personalise if desired.

Flowing from the kitchen is the living room, positioned at the rear of the property. This is a bright and comfortable space, with patio doors opening directly onto the garden, creating a natural connection between indoor and outdoor living, particularly appealing during the warmer months. The staircase to the first floor rises from this room, maintaining an efficient use of space.



Upstairs, the property offers two well-proportioned bedrooms, suitable for a range of buyers including those needing a guest room or home office. The family bathroom is fitted with a bath and plumbed-in shower over, with a heated towel rail, and also benefits from a useful storage cupboard, a highly practical feature.

Externally, the rear garden has a south west facing aspect and enjoys sunlight throughout the afternoon and into the evening, making it ideal for relaxing or entertaining. The space is laid out with a paved patio area leading onto a lawn, with a large shed positioned at the rear for additional storage. Beyond the garden, there are two allocated parking spaces arranged in tandem.

The property also benefits from a combi boiler installed approximately 3–4 years ago, which has been recently serviced, offering reassurance to prospective buyers.

Breme Park is a sought after residential development known for its welcoming community and excellent amenities. The property is within walking distance of Aston Fields, a vibrant village area offering a range of cafés, and restaurants and a convenience store and post office. Bromsgrove train station is also just a two minute walk away, via a gate on Garrington Road, providing direct services to Birmingham, Worcester, and beyond, making this an ideal location for commuters. Families will appreciate the proximity to well-regarded local schools\*, nearby parks, open countryside, and Bromsgrove Cricket, Hockey and Tennis Club. Easy access to the M5 and M42 motorway networks ensures excellent connectivity by road as well.

Homes in this location, particularly properties with favourable garden aspects and parking tend to be in consistent demand. As such, this represents a well-balanced opportunity for buyers looking to secure a home that offers both immediate comfort and long term potential.

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

Tenure: Freehold\*\*

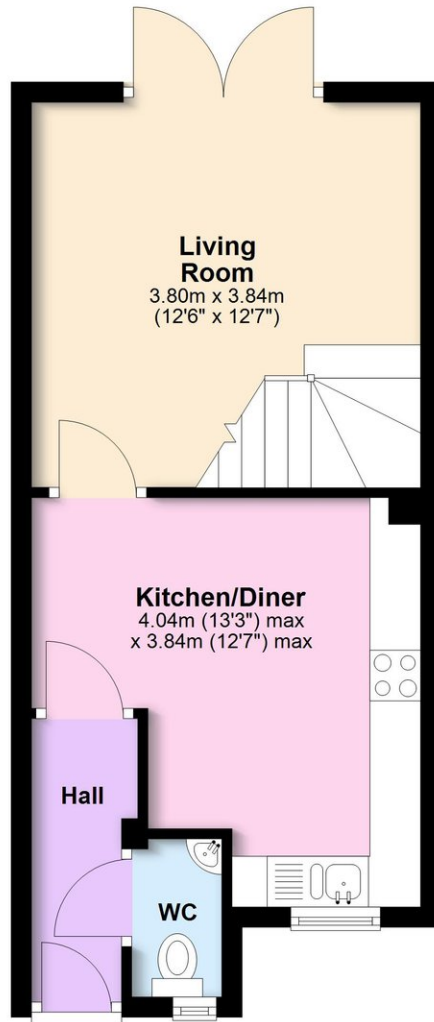
\*\*The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.



# Floorplan

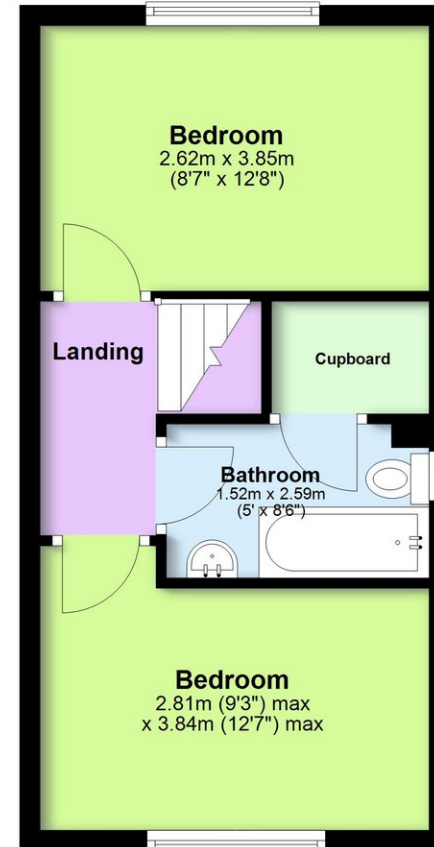
## Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 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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### **Our contact details**

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