



£425,000 Offers Over
Stoke Road, Bromsgrove B60 3EN

GUEST
ESTATE AGENTS

Four bedroom detached family home

South-facing rear garden with dual patio areas

Spacious kitchen/breakfast room extension

Two reception rooms with interconnecting double doors

Master bedroom with ensuite shower room

Integral garage and utility room

Driveway parking for three cars

Downstairs WC

Combi boiler installed 2021

Sought-after Aston Fields location

A beautifully presented four bedroom detached family home offering versatile living accommodation across two floors. This impressive property benefits from a south facing rear garden, generous driveway parking for three vehicles, and a thoughtfully designed layout perfect for modern family life.

Situated on Stoke Road in the desirable Aston Fields area of Bromsgrove, this home combines spacious interiors with excellent outdoor space.

Upon entering through the inner hallway, you are immediately welcomed into this well-proportioned family home. To the right, the dining room features an attractive bay window flooding the space with natural light, whilst double doors create a wonderful flow into the living room. The living room itself is centered around a welcoming fireplace, and double doors opening directly onto the rear garden, perfect for entertaining or relaxing whilst enjoying the outdoor space.

The kitchen is a true heart-of-the-home, benefiting from both a large window and skylight which allow light to flood the area throughout the day. Fitted to a high standard, it incorporates an integrated double oven, gas hob with extractor, dishwasher and fridge freezer with a granite work top. The generous proportions provide ample space to incorporate a sofa, creating an ideal kitchen/breakfast/family room. Practical touches include two access points, directly from the living room and from the hallway.



Adjacent to the kitchen, the utility room offers additional workspace and provides convenient access to both the south-facing rear garden and the integral garage. A downstairs WC completes the ground floor accommodation. The first floor comprises four bedrooms and a family bathroom. The master bedroom benefits from the added luxury of an ensuite shower room, whilst bedroom two features fitted wardrobes providing excellent storage solutions.

To the front, a compressed driveway provides parking for three vehicles, bordered by a low wall separating it from the pavement. There is a south-facing rear garden, which has been thoughtfully designed with a patio area close to the house for al fresco dining, a second patio to the left offering additional entertaining or relaxing space, and a well maintained lawn area. The property also benefits from an integral garage, providing secure parking or valuable storage space.

The location of this property is ideal for families and commuters alike. Aston Fields centre offers a range of popular eateries, and services and Bromsgrove railway station, just 0.2 miles away provides regular services to Birmingham and Worcester, and beyond and the property is conveniently situated for travelling by car, being within striking distance of both the M5 and M42 motorways. The surrounding area boasts picturesque countryside, providing ample opportunities for outdoor activities and leisurely walks.

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.

Approx. Floor Area: 136.8 sq m (1473.0 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: E

Council Tax Band: D

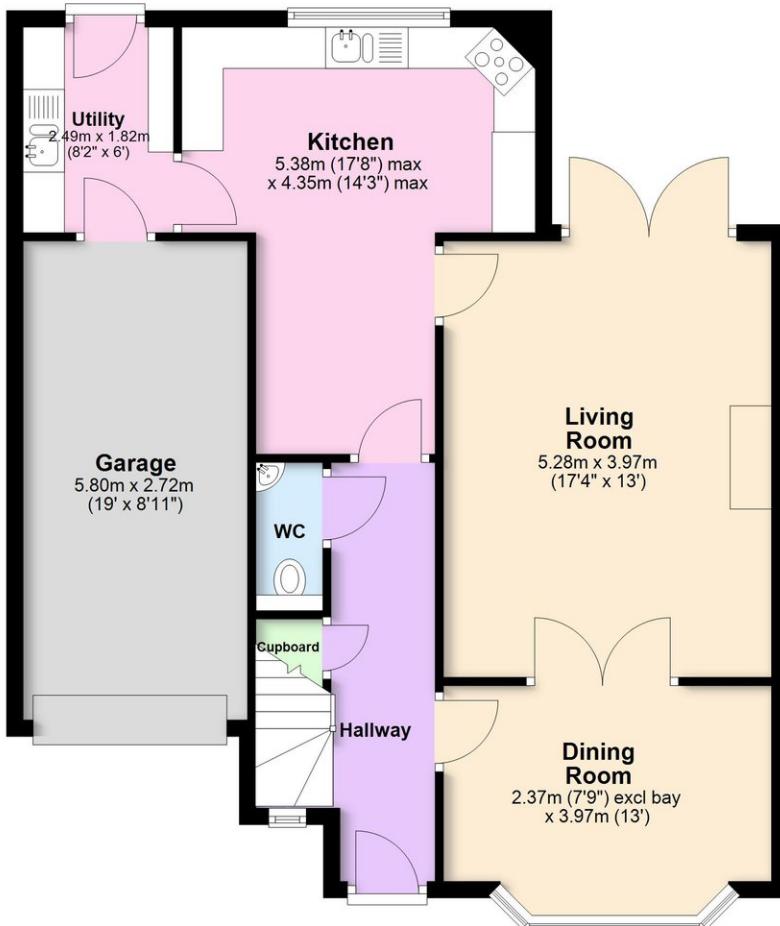
Rear Garden Orientation (approx.): South



Floorplan

Ground Floor

Approx. 80.7 sq. metres (868.7 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 136.8 sq. metres (1473.0 sq. feet)

Overall area includes the 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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