



£550,000

Clive Road, Bromsgrove B60 2AY

GUEST
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Charming four bedroom, mid terrace Victorian home
Highly sought after road in Aston Fields
Loft conversion master bedroom & contemporary ensuite shower
Second bedroom with ensuite shower room
Two characterful reception rooms with log burners
Extended kitchen/diner with bi-fold doors
Separate study, utility room & WC
Basement with usable cellar space
South facing rear garden
Close to Bromsgrove railway station

Situated on one of Aston Fields' most desirable roads, this charming four storey Victorian home dating back to 1896 offers an impressive blend of period character and thoughtfully updated living space. Set back from the road behind a pretty cottage-style front garden with steps leading to the entrance, the property enjoys attractive kerb appeal, off-road parking and generous accommodation arranged across four levels, ideal for modern family living.

The property is approached via a block-paved driveway providing off-road parking for one vehicle, with a low cottage garden to the front and steps rising to the front door. An enclosed porch opens into a welcoming hallway, setting the tone for the character found throughout the home. To the right of the hallway is a formal living room, featuring a bay window to the front aspect and a log burner, creating a warm and inviting reception space. Moving along the hallway, a second reception room enjoys a sash window overlooking the rear garden, a solid wood floor and a further log burner. This room flows seamlessly into the kitchen/diner, creating a sociable and practical layout.

The kitchen was refitted and extended in 2017 and is fitted with a range cooker and integrated dishwasher. Bi-fold doors open onto the rear garden, allowing natural light to flood the space and providing excellent indoor-outdoor connectivity. Off the kitchen area there is a downstairs WC, a utility area and a separate study, ideal for home working or quiet retreat. The property also benefits from a basement level with a usable cellar, offering valuable additional



storage or potential for further use, subject to requirements.

On the first floor, there are three bedrooms, including a bedroom with an ensuite shower room, alongside two further well-proportioned double bedrooms served by a family bathroom. The second floor was converted in 2019 and now provides a spacious principal bedroom with fitted wardrobes and a contemporary ensuite shower room featuring a large freestanding shower, creating a peaceful and private retreat.

The rear garden enjoys a desirable south facing aspect and offers a generous outdoor space. A patio runs along the rear of the property, before the garden rises gently to a lawned area with a pathway leading to a further large patio, play area and substantial storage shed. The layout provides flexibility for relaxation, entertaining and family use.

Aston Fields is one of Bromsgrove's most sought-after residential areas, renowned for its leafy streets, period homes and excellent amenities. The property is within walking distance of Bromsgrove railway station, offering direct services to Birmingham, Worcester and beyond, as well as a local shop/post office, cafés and well-regarded schools**. Bromsgrove town centre is close by, along with easy access to major road networks including the M5, making this an ideal location for commuters and families alike.

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: 167.2 sq m (1799.6 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: TBC

Council Tax Band: D

Rear Garden Orientation (approx.): South

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





Floorplan



Total area: approx. 167.2 sq. metres (1799.6 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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