



£350,000 Offers Over
Garrick Road, Bromsgrove B60 2TH

GUEST
ESTATE AGENTS

Modern three bedroom semi detached home
Spacious living room
Conservatory
Refurbished kitchen/diner
Downstairs WC and garage
Master bedroom with ensuite
South facing rear garden
Located on Oakalls
In catchment for sought after schools*
Close to railway station and Aston Fields

Located within the highly sought after Oakalls development, this beautifully presented three bedroom semi-detached home offers modern living with a bright and spacious layout. The property features a stylish double fronted exterior with cream coloured render, a south facing conservatory and garden, and a recently refurbished kitchen/diner. With excellent access to Aston Fields village, well regarded schools*, parks and local amenities, this is an ideal home for families and professionals alike.

The property sits attractively within Garrick Road and presents a clean, contemporary aesthetic with its double fronted design and smooth cream coloured rendered exterior, creating excellent kerb appeal. Entering the home, you are welcomed into a hallway which provides access to the main living spaces. To the left is a convenient downstairs WC, while to the right a generous living room extends from the front to the rear of the property. This bright and comfortable space benefits from patio doors leading directly into the conservatory, creating an excellent flow for entertaining and everyday living.

The conservatory enjoys a desirable south facing aspect, allowing it to be filled with natural light throughout the day while providing a relaxing additional reception space with views of the garden. Straight ahead from the hallway is the kitchen/diner, which was refurbished in 2022 and blends classic design with modern practicality. The kitchen features



cabinetry in a soft neutral tone, with integrated appliances, creating a warm yet contemporary feel. Patio doors open directly onto the garden patio, making this an ideal space for indoor/outdoor dining and entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own ensuite shower room whilst the second bedroom also includes fitted wardrobes. The family bathroom is well appointed with fitted storage and a bath with sleek glazed shower screen and shower over, finished in a clean modern style.

Outside, the south facing rear garden offers a lovely private outdoor space. A patio area sits close to the house, ideal for outdoor seating and entertaining, while the garden then extends down to a lawn. A side gate provides convenient access from the front of the property and there is also a single garage with driveway in front for one car.

The Oakalls development benefits from a dedicated footpath and cycle path which encircles it, providing convenient and safe access to Finstall First* and Aston Fields Middle school* and Aston Fields centre, which has a lively village feel with popular cafes, restaurants, bars and other amenities making it an ideal location for families and professionals. 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.

* 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.

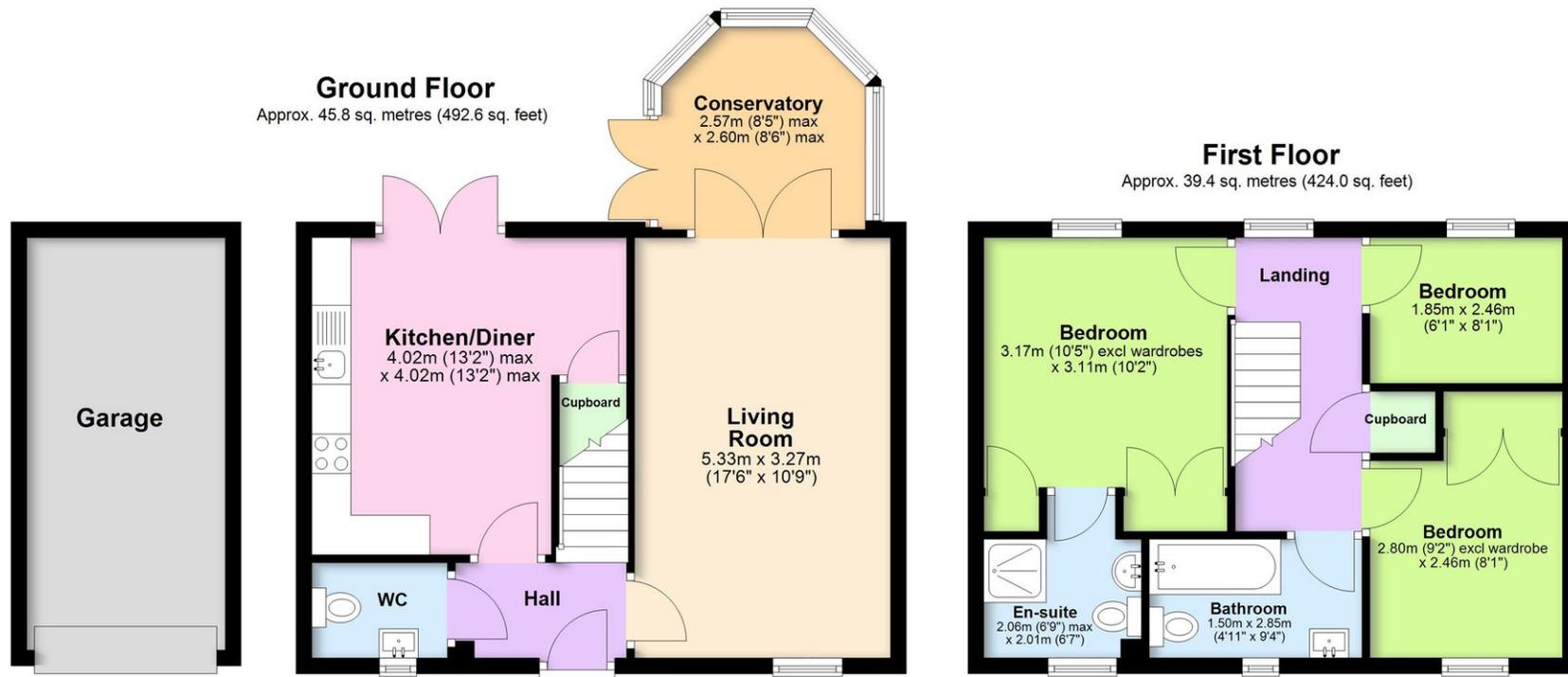
EPC Rating: C

Council Tax Band: D

Rear Garden Orientation (approx.): South



Floorplan



Total area: approx. 85.2 sq. metres (916.6 sq. feet)

The garage is not in its actual position (it is not directly next to the property) and the overall area does not include 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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