



**£525,000 Offers Over**  
Sidings Close, Bromsgrove. B60 3SG

**GUEST**  
ESTATE AGENTS



Stylish modern, detached home  
Four bedrooms  
Kitchen/diner  
Living room  
Dining room  
Downstairs cloakroom and utility  
Master bedroom with ensuite  
Driveway for two cars  
Close to railway station  
Aston Fields location

A beautifully presented and spacious four bedroom detached family home, ideally located in the highly sought after area of Aston Fields, Bromsgrove. Boasting a stylish and well thought out layout, this impressive property offers two generous reception rooms, a kitchen diner perfect for entertaining, and a delightful west facing rear garden that enjoys the afternoon and evening sun. Positioned in a prime residential location known for its excellent schools, local amenities, and convenient access to transport links, this home combines comfort, functionality and lifestyle appeal.

The front of this property has a contemporary feel and presents a smart and welcoming appearance, set back from the road with a generous, well maintained, tarmac driveway that offers off-road parking for 2 cars. A well maintained front lawn flanks the drive on one side, bordered by established flowering shrubs and vibrant hedging at the front. A covered entrance with a pitched canopy adds character and shelter to the front door, enhancing the home's kerb appeal. A paved side path leads to the rear garden and provides useful access for bins and garden storage.

You enter the property into an inviting, open hallway that connects the living spaces downstairs. To the right there is a good sized additional reception room with a useful understairs storage cupboard. Currently used as a formal dining room, this room offers a range of potential uses, such as a home study,



a cosy snug, or children's playroom, making it ideal for modern family living. To the left there is a bright and airy living room and straight ahead there is an open-plan kitchen and dining area, featuring integrated appliances and ample space for both dining and entertaining. A window and large patio doors flood the space with natural light and offer seamless access to the garden, perfect for summer barbecues and outdoor entertaining. There is a separate utility room off the kitchen which provides additional storage and laundry space and an additional door to the rear garden, while the downstairs WC adds extra convenience. Off the hallway there is another useful storage cupboard. There is a lovely west facing rear garden complete with a patio area, lawn and raised beds. Upstairs the home boasts a generous master bedroom with an en-suite, alongside three additional bedrooms and a family bathroom.

Located in desirable Aston Fields, this home benefits from excellent transport links, including Bromsgrove railway station just a short walk away, as well as highly regarded schools, local amenities, and a vibrant community feel.

For room measurements please refer to the floorplan.

Tenure: Freehold\*

\*As advised by the current owners. This will be verified during the legal process by the conveyancers.

Service charge: £203.33 per year

EPC Rating: TBC

Council Tax Band: E

Approx. Floor Area: 123.7 sq m (1331.1 sq ft)

Rear Garden Orientation (approx.): West

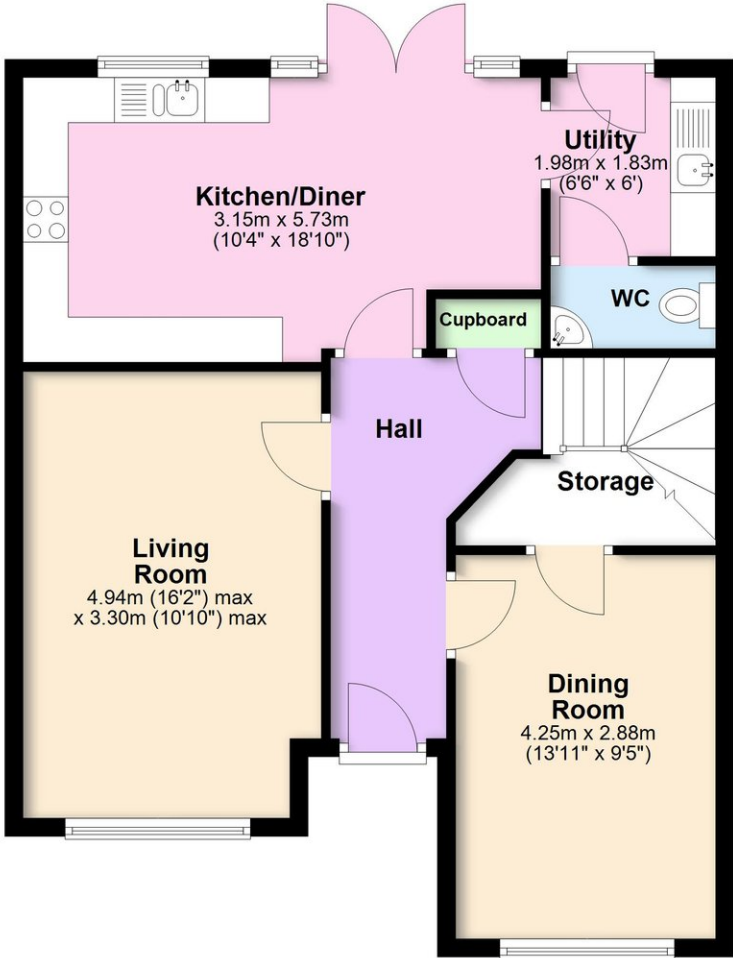




Floorplan

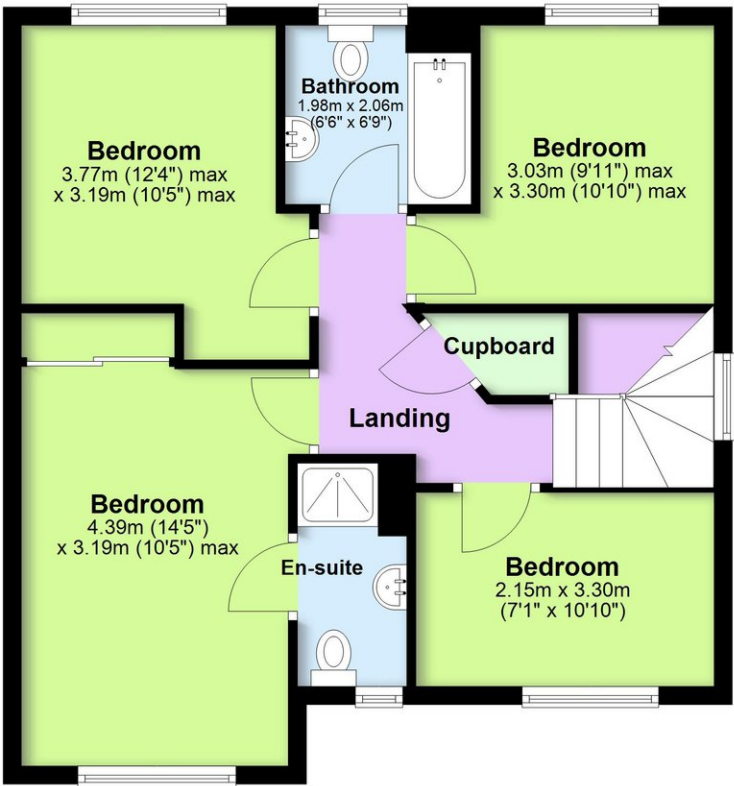
Ground Floor

Approx. 64.9 sq. metres (699.1 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.1 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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For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

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### **Our contact details**

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