



**£325,000**

Middlefield Road, Bromsgrove B60 2PW

**GUEST**  
ESTATE AGENTS



- Attractive period terrace built in 1910
- Two bedrooms & a converted loft room
- Two reception rooms
- Feature fireplace & log burner
- Kitchen with small glass roofed extension
- Large bathroom with bath and separate shower
- Beautifully styled throughout in neutral tones
- South facing rear garden
- Double glazing and combi boiler
- Sought after Aston Fields location

A beautifully presented two-bedroom period terraced home, dating back to 1910, situated on Middlefield Road in the ever-popular area of Aston Fields, Bromsgrove. Showcasing a tasteful neutral décor and a wealth of character features, this charming property combines classic style with comfortable modern living, further enhanced by a south facing garden and a versatile converted loft room. It is a short walk to Bromsgrove railway station, just 0.3 miles away, offering links to Birmingham and London, along with popular cafes, bars, restaurants and other amenities in Aston Fields Centre.

The property is approached via a small frontage with a paved pathway leading to the front door, complemented by a low wall to one side. Upon entering, you are welcomed into a delightful sitting room featuring a bay window, solid wood flooring and a striking feature fireplace that immediately sets the tone for the home's period charm.

Moving through, the living room provides a cosy yet spacious second reception area, centred around a log burner and benefiting from a useful downstairs cupboard. At the back of the home there is a fitted kitchen, which offers matching wall and base units, a breakfast bar, Belfast sink, double oven, gas hob and extractor. A charming glass-roofed extension at the rear floods this space with natural light and provides access to the garden via a glazed uPVC door. Beyond the kitchen is a brick-built outbuilding currently utilised as a practical utility room.

The south-facing rear garden is a true highlight, thoughtfully arranged with lawn, pebbled pathways and a decked patio area at the far end, an ideal shaded retreat during warmer months. A large garden shed provides additional storage.

On the first floor are two bedrooms, both retaining attractive feature fireplaces. The principal bedroom is generously proportioned and includes a fitted wardrobe. The family bathroom is spacious and bright, fitted with a bath, separate freestanding shower and pedestal basin.

A staircase rises to the second floor where the loft has been converted to create a versatile loft room with skylight and storage set into both eaves, ideal as a home office, hobby room or occasional guest space



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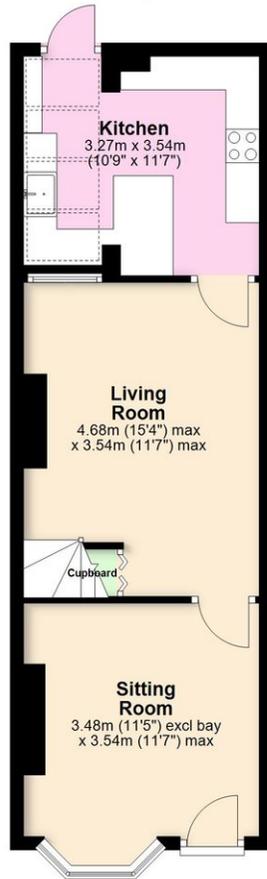
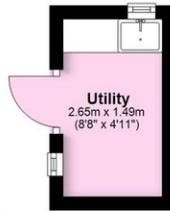
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# Floorplan

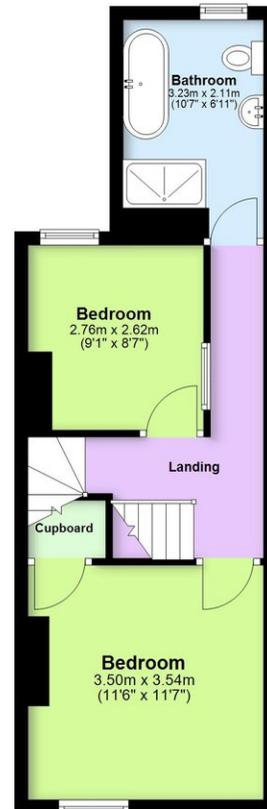
## Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



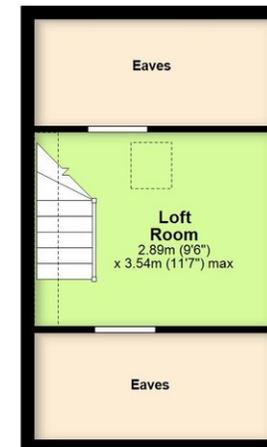
## First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



## Second Floor

Approx. 10.2 sq. metres (110.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.0 sq. feet)

Overall area does not include the eaves, and the proportions of the eaves on this floorplan are estimated. 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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