



£250,000

South Road, Bromsgrove B60 3EL

GUEST
ESTATE AGENTS

Positioned within one of Bromsgrove's most desirable and consistently in demand locations, this two bedroom mid terraced home on South Road combines practicality and future potential in equal measure. Neutral throughout and offering a long established garden, the property provides an excellent opportunity for first time buyers, downsizers or investors seeking a home in a location where demand continues to remain exceptionally strong. With the vibrant village centre, railway station and local amenities all within walking distance, homes on South Road are often quick to attract attention due to both their convenience and enduring appeal.

The property enjoys an attractive approach, set behind a charming low boundary wall with mature hydrangeas spilling gracefully over the frontage, creating an inviting first impression. Stepping through the front door, you enter directly into the living room, a warm and welcoming space centred around a fireplace which creates a focal point. A bay window to the front aspect allows excellent natural light to flood the room, enhancing the sense of space while complementing the tasteful neutral décor.

Moving through the property, an inner hallway provides access to the staircase and leads into the separate dining room. This is another well-proportioned reception space featuring an exposed brick fireplace and hearth, adding character and texture to the room. Patio doors at the rear connect beautifully to the garden, while a useful understairs storage cupboard adds practicality for everyday living.

A wide opening leads seamlessly into the kitchen, creating an open yet defined flow between the spaces that works particularly well for modern lifestyles. The kitchen itself is fitted with a good range of cupboards and work surfaces and includes an integrated oven, hob and extractor. Positioned off the kitchen is the bathroom, fitted with a white suite, shower over the bath and heated towel rail. Upstairs, the property continues to offer excellent proportions with two genuine double bedrooms. Both bedrooms benefit from fitted wardrobes, while the principal bedroom to the front aspect also enjoys two additional built-in storage cupboards.

Outside, the long east facing rear garden is a particularly appealing feature and offers huge scope for buyers to further enhance and personalise over time. Immediately outside the property is a block paved seating area, ideal for morning coffee or entertaining. Further down, a decked section creates another usable outdoor space before the garden opens onto a lawn framed by mature planting and established planting. Towards the far end, there is a second decked area and summer house.



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Aston Fields has become one of Bromsgrove's most sought after areas thanks to its unique combination of village atmosphere, independent businesses and exceptional commuter convenience. South Road is ideally placed within walking distance of the centre, where residents enjoy an excellent choice of cafés, bars, restaurant and a convenience store with post office. Bromsgrove railway station is also just a short walk away, providing direct rail links into Birmingham, making the area particularly popular with professionals and commuters. The nearby motorway network, including the M5 and M42, further enhances accessibility.

The area also benefits from nearby parks, leisure facilities and highly regarded schools*, while the strong sense of community and characterful period housing stock continue to attract buyers looking for something with personality and long-term appeal. Aston Fields successfully blends convenience with lifestyle, which is exactly why demand for homes here remains consistently high.

* 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.

Approx. Floor Area: 69.8 sq m (751.7 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: D

Council Tax Band: B

Rear Garden Orientation (approx.): East

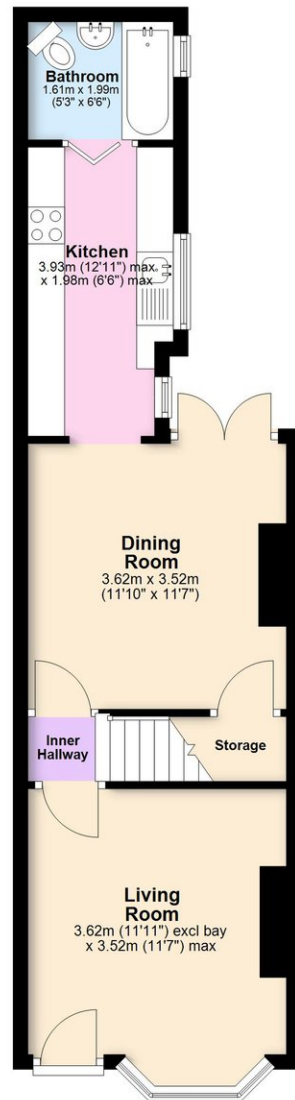
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Floorplan

Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 69.8 sq. metres (751.7 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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