



£270,000

Middlefield Road, Bromsgrove B60 2PW

GUEST
ESTATE AGENTS

Charming Edwardian mid terrace
Two double bedrooms
Two reception rooms with original features
Wood burner in dining room
South facing rear garden
Kitchen with breakfast bar
Luxurious large bathroom
Beautifully presented throughout
Located in sought after Aston Fields
7 minute walk to the railway station

Located on the Middlefield Road in Aston Fields, this charming two bedroom Edwardian terrace offers an attractive blend of period features and contemporary styling. From the herringbone wooden flooring and wood burner to the south facing garden and luxurious bathroom, the property delivers both character and comfort in equal measure, an increasingly sought after combination in this popular location.

The property immediately impresses with its classic Edwardian façade, featuring detailed brickwork and a shared covered porch that enhances its period charm. The frontage has been thoughtfully block paved alongside a neatly defined boundary with a low picket fence.

Stepping inside, the first reception room showcases the home's character beautifully, with an original ornate fireplace and surround forming a central focal point. Built in storage and shelving sit either side of the chimney breast, while a large window with fitted shutters allows for both privacy and natural light. The solid wood herringbone flooring adds a sense of quality and continuity.

Moving through to the second reception room, currently used as a dining area, the space feels warm and inviting, centred around a brick chimney breast housing a wood burner. Neutral décor and carpeting create a calm, versatile environment suitable for both everyday living and entertaining. An understairs cupboard provides useful additional storage.

An archway leads through to a bright rear porch, where a large window and glazed door draw in natural light and provide access to



the garden. From here, the kitchen offers a practical layout with fitted units, space for appliances (all white appliances will be staying), a breakfast bar and a window overlooking the garden, making it both functional and sociable.

The south facing rear garden enjoys sunlight throughout the day. A substantial decked area sits directly off the house, ideal for outdoor dining and entertaining, before stepping down to a lawn and a further seating area at the rear, perfect for relaxing in the shade during warmer weather. The garden feels notably private, enhancing its overall appeal.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The principal bedroom to the front features fitted wardrobes in keeping with the style of the home, a charming original fireplace and solid wood flooring. The second bedroom offers excellent versatility as a guest room or home office. The bathroom is a standout feature, combining period charm with contemporary luxury. An original fireplace adds character, while a freestanding roll top bath and large walk-in glazed shower create a high-end, spa-like feel. Tiled flooring, a fitted cupboard and a large heated towel rail complete the space.

Other things to note are there is a combi boiler, gas central heating and the electric fuse board was updated in 2023 ensuring the home has a modern and efficient electrical system. The loft is also fully boarded, has had lighting and electrical points installed and there is a loft ladder in situ.

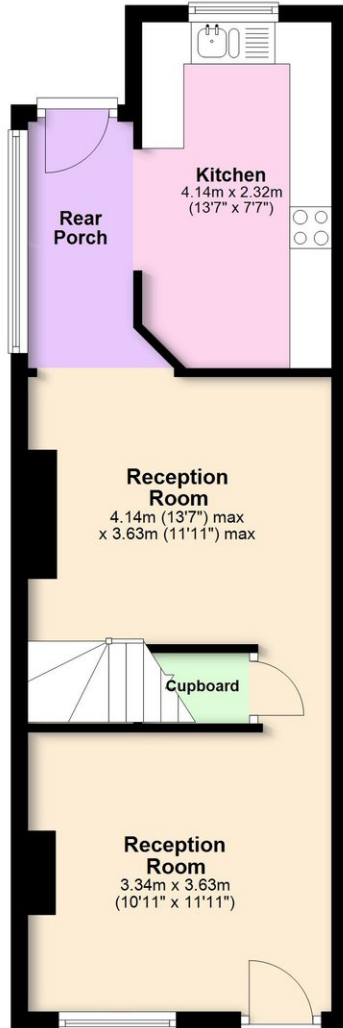
The property is located in Aston Fields, one of the area's most sought-after neighbourhoods, known for its vibrant community atmosphere and excellent amenities. The nearby centre offers a range of independent cafes, bars and restaurants, contributing to its growing popularity with buyers. For commuters, Bromsgrove Railway Station is within easy reach, just a seven minute walk away, providing direct links to Birmingham and beyond. Green spaces are also close by, along with the canal towpath which is very popular with walkers as it offers a panorama of the open countryside and includes the longest lock flight in Britain.



Floorplan

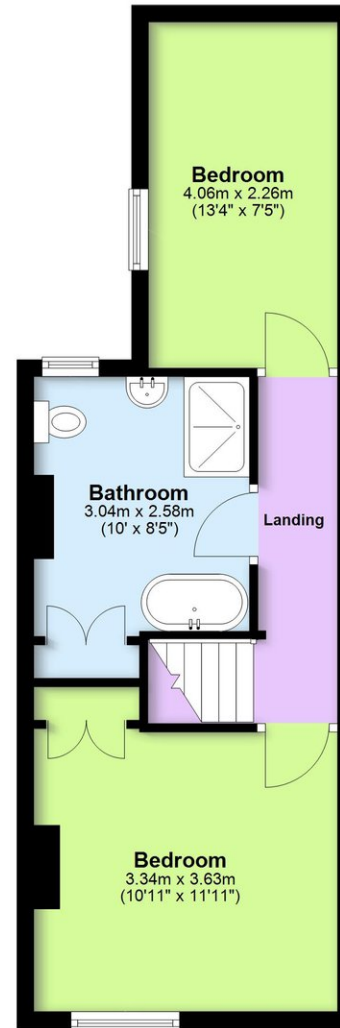
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 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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