



£390,000

New Road, Bromsgrove B60 2LH

GUEST
ESTATE AGENTS

Modern detached home built in 2017
Underfloor heating across the entire ground floor
Three well proportioned bedrooms
Ensuite to master bedroom plus family bathroom
Spacious kitchen diner with garden access
Landscaped east facing rear garden with brick shed
Driveway for two vehicles at the rear
Attractive front garden screened by mature hedging
Downstairs WC
Combi boiler and energy efficient construction

A well presented three bedroom detached home, built in 2017 and ideally positioned on a popular road in Aston Fields, Bromsgrove. Tucked behind mature hedgerows for privacy, this attractive property combines modern design with practical family living, featuring underfloor heating throughout the ground floor, a landscaped garden, and off-road parking for two vehicles to the rear. Stylishly maintained and ready to move into, it offers a superb balance of comfort, efficiency and contemporary appeal.

The property is approached via a charming front garden, thoughtfully screened from the road by tall hedgerows and trees, creating a peaceful sense of privacy. A low picket gate opens onto a deep lawn bordered by established planting, with a paved pathway leading to the covered entrance canopy. Stepping inside, the welcoming hallway sets the tone for the home, offering a bright and practical layout. To the left is a generous understairs storage cupboard with its own window, while further along sits a convenient downstairs WC. Positioned at the front of the property, the living room is a comfortable retreat with a large window and a sleek wall mounted electric fire forming a contemporary focal point.

To the rear, the kitchen diner spans the width of the property and enjoys excellent natural light from patio doors opening onto the garden. The fitted kitchen is both stylish and functional, incorporating integrated appliances including a



dishwasher, fridge freezer, oven, gas hob and extractor, with ample space for dining and entertaining.

Upstairs, the landing leads to three bedrooms and a useful storage cupboard. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a shower over the bath. Outside, the landscaped rear garden is designed for both relaxation and practicality, with paved patio areas adjoining the house and running along each side, a central lawn, and raised beds providing attractive planting space. A substantial brick shed offers excellent storage, and a gate provides access to the rear driveway where there is parking for two vehicles.

This property is located in Aston Fields, a highly desirable residential area situated to the west of Bromsgrove, popular for its excellent connectivity and vibrant local atmosphere. Aston Fields centre has a lively village feel with popular cafes, restaurants, bars and other amenities and the area provides convenient access to the M5 (Junctions 4 and 5) and M42 (Junction 1), making it ideal for commuters, while Bromsgrove railway station is just 0.3 miles away and offers direct services to Birmingham and Worcester.

Overall, this is a stylish, low maintenance modern home in a desirable location, perfectly suited to buyers seeking contemporary comfort with thoughtfully designed indoor and outdoor spaces.

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: 80.6 sq m (867.9 sq ft)

For room measurements please refer to the floorplan.

EPC Rating: B

Council Tax Band: D

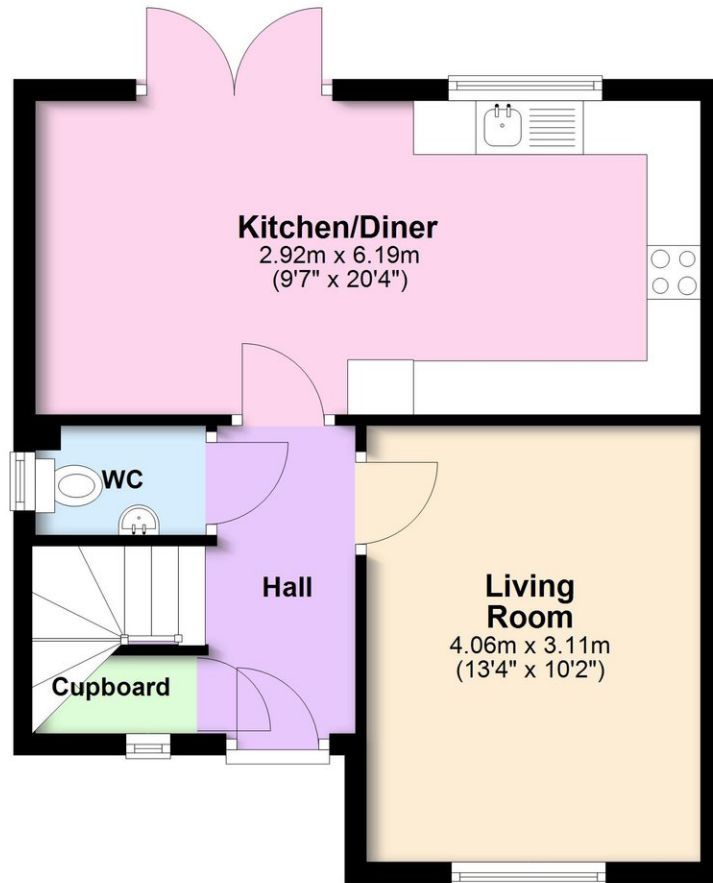
Rear Garden Orientation (approx.): East



Floorplan

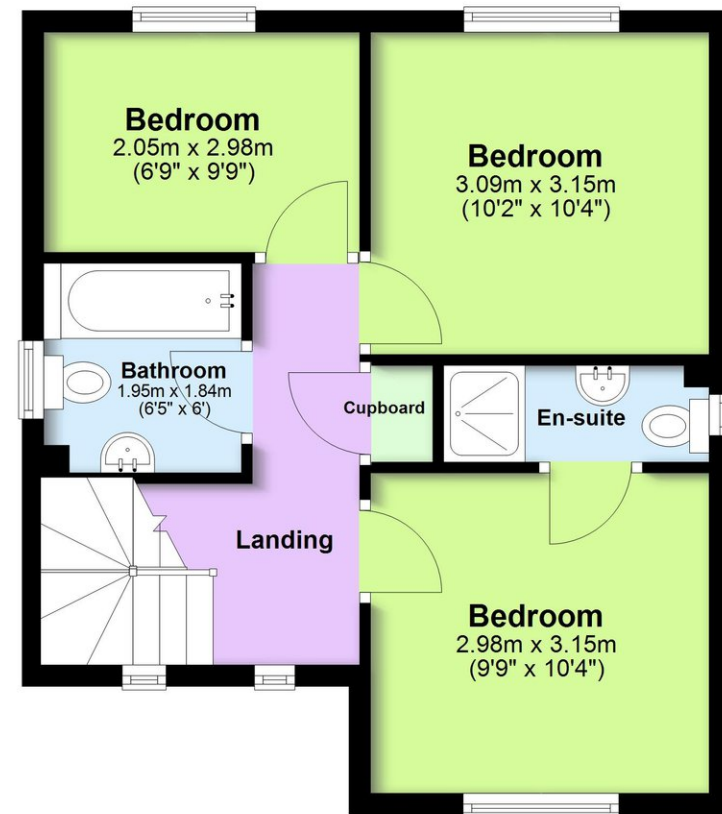
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.9 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.

Want to view this property?

Call us on 01527 306420, or email hello@guestestateagents.com

Property to sell?

Guest Estate Agents can offer you an outstanding level of service, successfully selling property in and around Bromsgrove. For a free valuation, call us on 01527 306420, or email hello@guestestateagents.com

Independent mortgage advice

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email hello@guestindependent.com to arrange an initial chat with no pressure or obligation.

Solicitor / Conveyancer

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

Lettings

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at www.douglaslettings.co.uk

Everything else

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

Our contact details

Phone: 01527 306420

Email: hello@guestestateagents.com

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

Disclaimer

You should not rely on statements made by Guest Estate Agents in these details, or by word of mouth, or in writing, as being factually accurate about the property, its condition, or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

