



£340,000

Stoke Road, Bromsgrove B60 3EN

GUEST
ESTATE AGENTS

Edwardian semi-detached property with excellent kerb appeal
Three bedrooms
Living room with traditional open fireplace
Dining room
Kitchen with utility area and second sink
Sun room and small conservatory
Downstairs bathroom & a wet room upstairs
Large south facing rear garden
Impressed concrete driveway for four cars plus car port
Sought after Aston Fields location

An attractive and characterful Edwardian semi-detached home, this three bedroom property offers generous living space, charming features, and a superb position in the heart of sought after Aston Fields. With excellent kerb appeal, a driveway for multiple vehicles, and a large south facing garden, this home offers versatile accommodation across three floors.

To the front, the property enjoys strong kerb appeal, with a pretty brick facade, small walled garden filled with mature shrubs and an impressed concrete driveway providing parking for up to four vehicles, alongside a car port. An enclosed porch leads into a small hallway and then to the left into the dining room, which features a gas fire and a solid wood floor, creating a warm and inviting reception space. Moving through, there is a living room, boasting a traditional open fireplace with hearth and flagstone flooring. The kitchen has fitted units and a useful adjoining utility area with a second sink. From here, a sliding door opens into the bright sun room, which flows into a small conservatory overlooking the rear garden. A downstairs bathroom completes the ground floor accommodation.

On the first floor there are two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a large picture window, while the second bedroom includes an ensuite WC with basin and a cupboard. This floor also provides a wet room with further WC and wash. The converted attic provides



a third bedroom, complete with eaves storage, offering flexibility for use as a bedroom, study, or hobby room. Outside, the rear garden is south facing and generous in size, it has been hard landscaped, featuring a patio seating area, pathways, and established planting, making it an excellent space for both entertaining and relaxation.

The location of this property is ideal for families and commuters alike. Aston Fields centre offers a range of popular eateries, and services and Bromsgrove railway station, just 0.3 miles away provides regular services to Birmingham and Worcester, and beyond and the property is conveniently situated for travelling by car, being within striking distance of both the M5 and M42 motorways. The surrounding area boasts picturesque countryside, providing ample opportunities for outdoor activities and leisurely walks.

Tenure: Freehold*

EPC Rating: TBC

Council Tax Band: B

Approx. Floor Area: 108.5 sq m (1167.5 sq ft)

Rear Garden Orientation (approx.): South

For room measurements please refer to the floorplan.

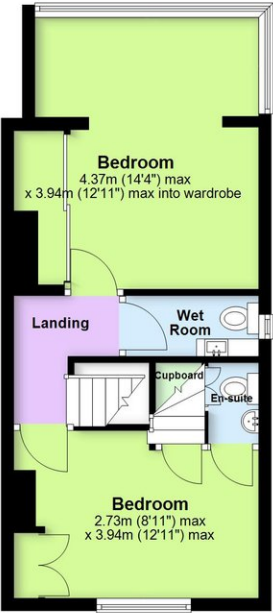
*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



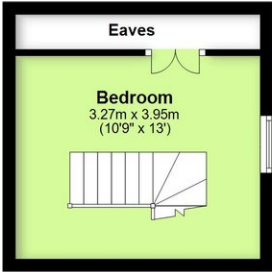
Floorplan



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Second Floor
Approx. 12.9 sq. metres (139.0 sq. feet)



Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

Overall area does not include the eaves storage. 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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