



£390,000

Spode Gardens, Bromsgrove B60 2TS

GUEST
ESTATE AGENTS

Three bedroom detached home on the Oakalls
Garage & block paved driveway for two cars
Dual aspect living room with patio doors
Spacious kitchen/diner
Utility with downstairs WC
Master bedroom with fitted wardrobes & ensuite
Private west facing rear garden
Located within highly regarded school catchments*
Close to railway station & Aston Fields

Situated in a particularly appealing position within the popular Oakalls development, this three bedroom detached home enjoys a setting that combines both convenience and a sense of openness. Offering well-proportioned accommodation, excellent natural light and a desirable west facing garden, this is a home that will resonate strongly with buyers seeking both comfort and long term practicality.

The property is approached via a garage and block paved driveway located to the side, providing off road parking for two vehicles. From here, a pathway leads to the front entrance, while a side gate offers convenient access through to the rear garden.

Upon entering, a central hallway provides access to all ground floor accommodation, creating a well-balanced and functional layout. To the left, the living room extends from the front to the rear of the property and is a standout feature of the home. With dual aspect windows and patio doors opening onto the garden, the room is filled with natural light throughout the day, creating a bright and inviting space for both relaxing and entertaining.

To the right, the kitchen/dining room offers a practical and sociable environment. The fitted kitchen includes integrated appliances such as a dishwasher, fridge freezer, oven, gas hob and extractor, with ample space for dining, making it ideal for everyday family life as well as hosting.

Upstairs, the sense of space continues with a notably wide landing, enhanced by a window that brings in additional light, an often overlooked but highly valued feature. The master bedroom benefits from two fitted wardrobes and its own ensuite shower room, providing both convenience and privacy. Two further bedrooms offer flexibility for family living, guests or home working, and are served by a well-presented family bathroom.



Externally, the rear garden is a particularly attractive feature. West facing in orientation, it enjoys afternoon and evening sun, making it ideal for outdoor dining and relaxation. A generous paved patio spans the width of the property and continues around to the side, while the remainder of the garden is laid to lawn, offering a clean and usable outdoor space.

The property is located in Bromsgrove within the sought after Oakalls estate, known for its strong community feel and thoughtfully designed surroundings, including a dedicated network of footpaths and cycle routes. For families, the location is particularly appealing, falling within the catchment of well-regarded schools including Finstall First School*, Aston Fields Middle School*, and South Bromsgrove High School*. Nearby Aston Fields offers a vibrant and well-regarded selection of independent cafes, bars and restaurants, while Bromsgrove railway station provides excellent rail links for commuters.

Homes in this position, particularly those combining natural light, a west facing garden and proximity to local amenities, tend to generate strong interest. As such, early viewing is recommended to fully appreciate the lifestyle this property offers.

* 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: 99.5 sq m (1071.4 sq ft)
For room measurements please refer to the floorplan.

EPC Rating: TBC
Council Tax Band: D
Rear Garden Orientation (approx.): West

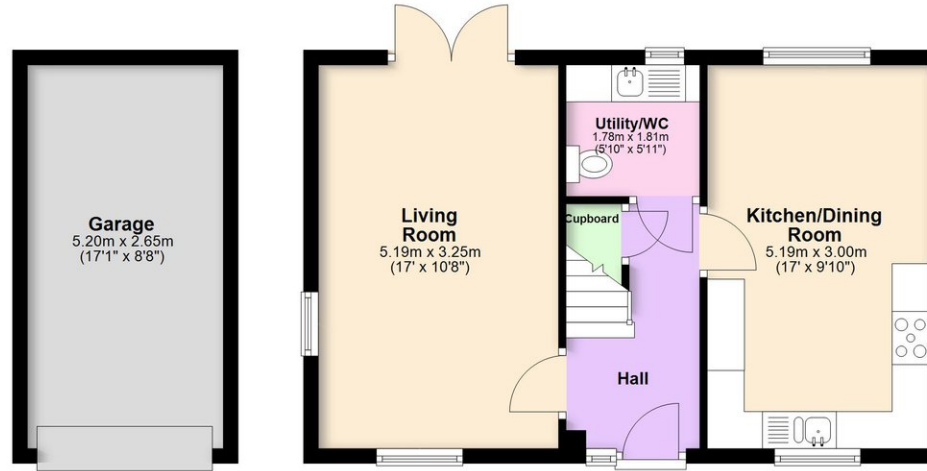




Floorplan

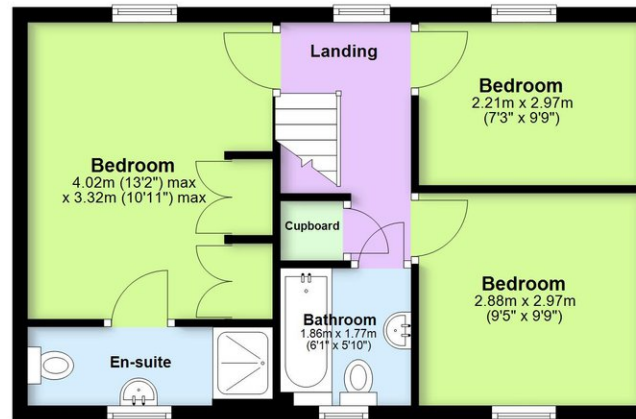
Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

The overall area includes the garage. The garage is not in its actual position. 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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