

AP MORGAN



Brueton Avenue, Aston Fields, Bromsgrove
Asking Price £350,000

Features:

- Spacious semi-detached dormer bungalow
- Highly regarded location in Aston Fields
- Spacious lounge with French doors to rear
- Kitchen/diner
- Ground floor double bedroom & two first floor bedrooms
- Bathroom & two w/c's
- Beautifully presented rear garden with pond
- Driveway, garage & large study/hobby room

Description:

Offered with no onward chain, this three bedroom, dormer bungalow, presents generous accommodation with excellent potential for extension (subject to relevant planning) in a desirable location within Aston Fields, Bromsgrove.

The property is approached via a driveway providing parking for multiple cars, leading to a large garage and an enclosed front porch that grants access to the front door.

Once inside, the well-presented interior briefly comprises: a welcoming entrance hall with an under-stairs storage cupboard; a spacious lounge with a feature fireplace and French doors leading to the rear garden; a kitchen/diner; ground-floor double bedroom one; a bathroom with a bathtub and separate shower enclosure; and a separate WC. Completing the ground floor layout is a generous study/hobby room, which leads to an additional ground-floor WC/utility with plumbing for a washing machine, and a lean-to store area providing access to the frontage.

Rising upstairs, the first-floor landing offers a generous eaves storage cupboard, a good-sized double bedroom two with built-in wardrobes, and a single bedroom three with a storage cupboard.

The property enjoys a beautifully presented rear garden, which features an initial paved patio with steps leading down to a well-maintained lawn, well-stocked planted borders, a cherry tree, and a feature pond.

Aston Fields is a small village located to the west of Bromsgrove, with excellent transport links, including close proximity to the M5 (junctions 4 and 5), the M42 (junction 1), and Bromsgrove train station, which is within easy reach. The village itself offers a range of amenities, independent shops, eateries, and a well-regarded middle school, while Bromsgrove town centre provides additional shopping facilities, supermarkets, a new leisure centre, a library, dentists, and the BHI Health Centre.



Details:

Porch 0.73 x 2.66

Entrance Hall

Lounge 4.24 x 3.63

Kitchen/Diner 4.25 x 2.40

Study 4.78 x 3.46 Both max

W/C/Utility 0.92 x 1.93

Bedroom One 4.45 x 3.35 Both max

Bathroom 1.81 x 2.38 Both max

W/C 0.86 x 1.40

Garage 6.22 x 2.48

Lean-to Store 5.85 x 0.98

First Floor Landing

Bedroom Two 3.98 x 2.56 Both max

Bedroom Three 2.08 x 3.57 Both max

Eaves Store



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

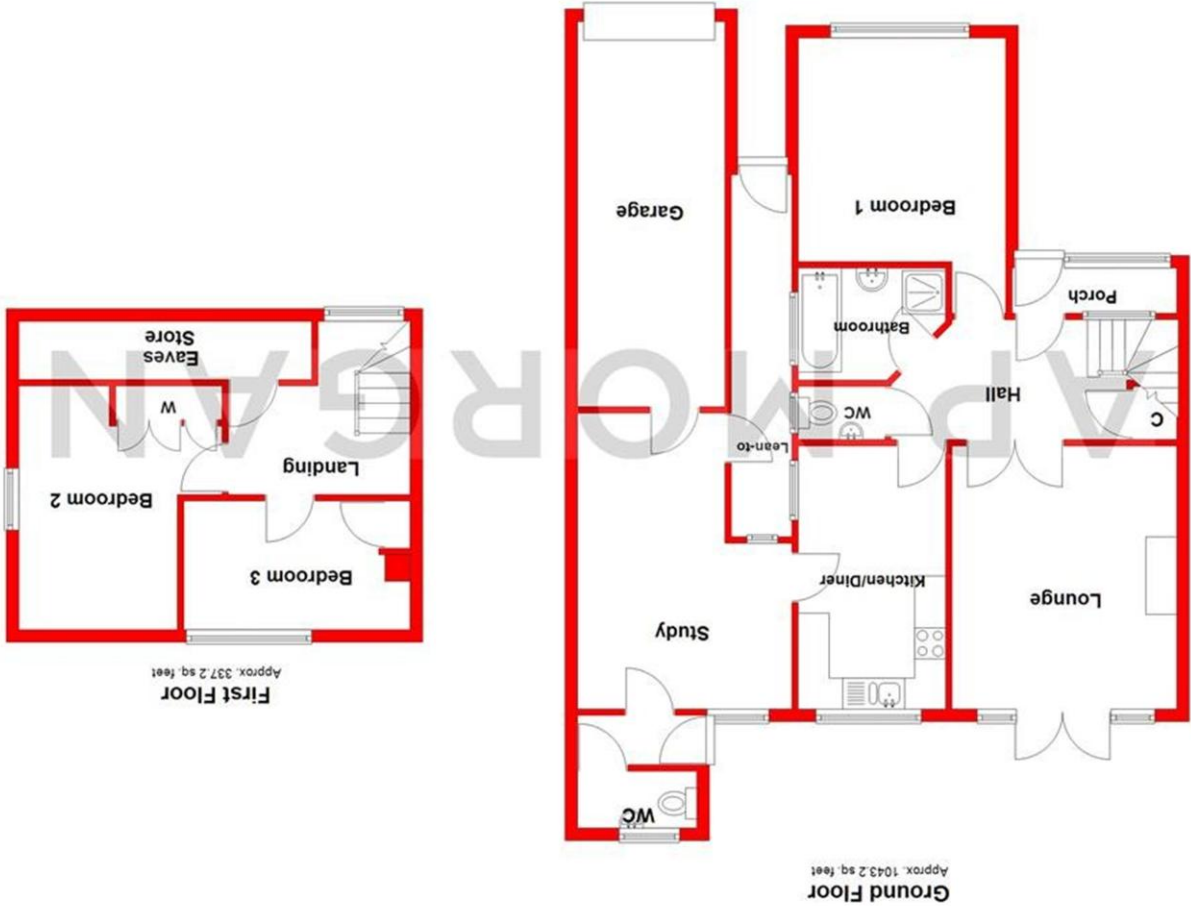
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