

AP MORGAN



Stoke Road, Aston Fields, Bromsgrove
Asking Price £600,000

Features:

- Extensively refurbished and extended throughout
- Attractive double fronted detached family home
- Four spacious bedrooms with ensuite to master
- Modern refitted family bathroom & guest w/c
- Modern & spacious open plan kitchen/dining room
- Lounge with log burner & additional reception room
- Highly regarded location of Aston Fields
- Large driveway for multiple cars
- Solar PV panels generating approx. £2500 PA

Description:

Occupying a prominent position in the highly sought-after area of Aston Fields, Bromsgrove, this double-fronted detached family home has been extensively refurbished and thoughtfully extended to create a stylish and energy-efficient property. The current owner has significantly improved the home throughout, offering generous living space, four bedrooms, and a beautifully designed kitchen/dining area that's perfect for modern family life.

A large block-paved driveway provides ample parking for several vehicles, with a neat stone border to the front and gated side access leading through to the rear garden.

Inside, the welcoming hallway includes useful understairs storage and leads to a bright office space with a large bay window, ideal for home working. The well-proportioned lounge features another walk-in bay and a log burner with an exposed brick surround, adding warmth and character. The real heart of the home is the impressive open-plan kitchen and dining area, fitted with a newly refitted kitchen offering plenty of storage, integrated oven, microwave, fridge/freezer, electric hob with extractor, and a central island with breakfast bar seating. The dining area comfortably accommodates a large table and opens directly onto the rear garden through sliding doors. A separate utility room provides additional storage, a sink, and plumbing for appliances, along with access to the downstairs WC.

Upstairs are four well-sized bedrooms. The master includes an ensuite shower room, while the second bedroom is a good double with ample space for wardrobes. Bedrooms three and four are generous singles, and the family bathroom is fitted with a bath and overhead shower, wash basin with storage, and WC.

The rear garden enjoys a private and peaceful setting, beginning with a paved patio ideal for outdoor dining and entertaining, and a lawn



bordered by fencing with mature trees and shrubs beyond. There's also an external power socket and water tap for convenience.

The property has been comprehensively updated, including external wall insulation, a new central heating system, underfloor heating in the kitchen/dining area, full rewire, replastering, and full redecoration throughout. It also benefits from a 4kW PV solar panel system with a feed-in tariff, generating approximately £2,500 per year – a valuable energy-efficient and financial advantage.

Aston Fields remains one of Bromsgrove's most desirable locations, well served by excellent local schools, a railway station within walking distance, and a range of independent shops, bars, and eateries. Bromsgrove town centre is close by, offering further amenities and leisure facilities, and the M5 and M42 motorways are easily accessible for commuting.

Details:

Entrance Hall

Lounge 4.73 x 3.58 Max into bay

Office/Reception Room 4.73 x 2.75 Both max incl bay

Kitchen 4.02 x 3.28

Dining Area 3.98 x 3.82

Utility Room 2.15 x 2.01

Ground Floor W/C

Master Bedroom 4.03 x 3.58 Both max

En-suite 1.47 x 2.07

Bedroom Two 3.93 x 3.81

Bedroom Three 3.17 x 3.02 Both max

Bedroom Four 4.03 x 4.00 Both max

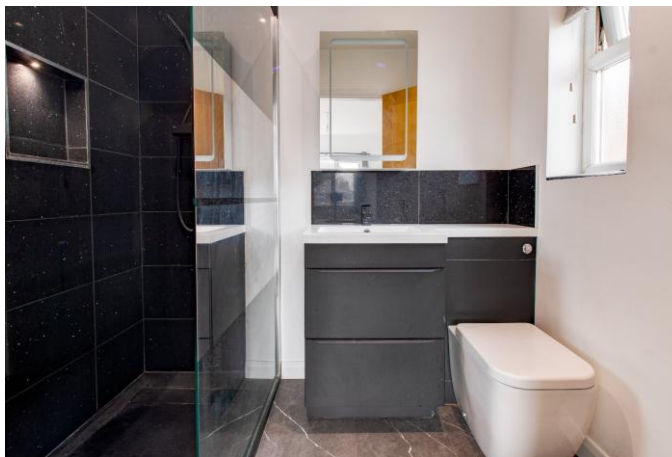
Family Bathroom 2.45 x 2.07

EPC Rating: B

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.



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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

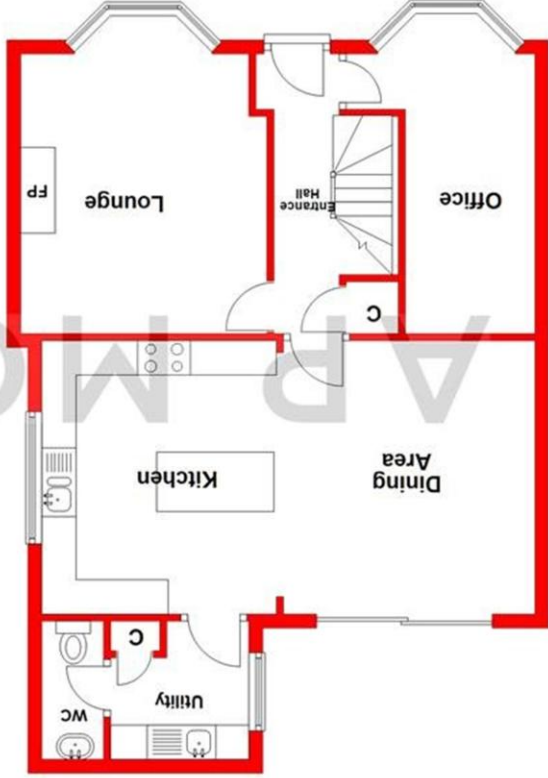
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Identity Checks

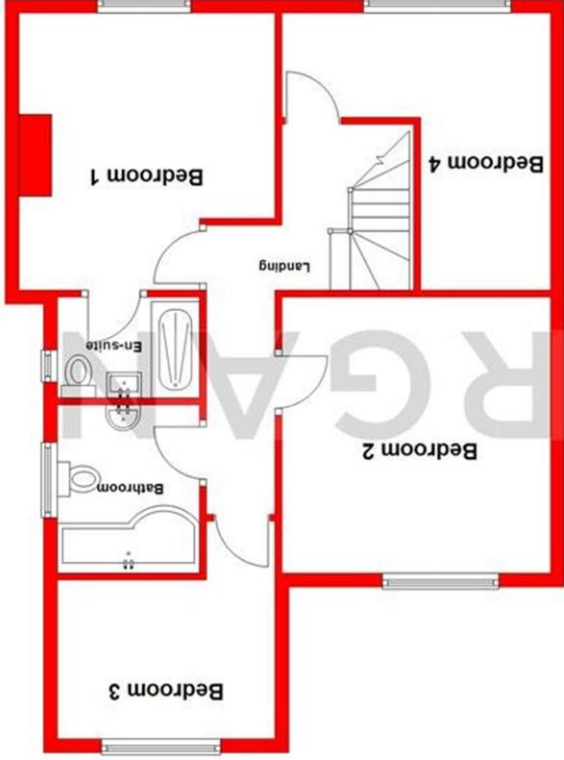
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Ground Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 133.7 sq. metres (1439.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



First Floor
Approx. 66.8 sq. metres (719.6 sq. feet)

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