

AP MORGAN



Brueton Avenue, Aston Field, Bromsgrove
Offers in the region of £335,000

Features:

- Semi-detached bungalow
- Prime location
- Large driveway and garage
- Two bedrooms
- Modern bathroom
- Generous lounge and conservatory
- Stunning rear garden
- Garden room for storage

Description:

Welcome to this well-presented, two-bedroom semi-detached bungalow, offering spacious living within close proximity to both Aston Fields Train Station and Bromsgrove Town Centre. Ideally located near a wide range of supermarkets, retail outlets, local shops, and dining establishments.

You are greeted by a large driveway, perfect for accommodating multiple vehicles, with gated access to the garage. A decorative stone section, brick planter, and bordering hedges add an elegant touch to the frontage.

Upon entry, you are welcomed into the hallway. To the left, the lounge features a charming fireplace and the kitchen equipped with an oven, electric hob, and ample storage space. Following into the utility room with additional storage and space for a dining table, leading into a bright and airy conservatory with French doors that open onto the rear garden.

The property offers two bedrooms: a spacious double bedroom with a bay window overlooking the front driveway, and a single bedroom. Both rooms are fully carpeted. The modern bathroom includes a walk-in shower, sink with under-sink storage, and a beautifully tiled floor.

The stunning rear garden begins with a patio area ideal for garden furniture. To the left, you'll find access to the garage and garden room. The garden continues with stone and slab paving, leading to a greenhouse—perfect for gardening enthusiasts—surrounded by attractive foliage and flowers.



The property is ideally situated in a sought-after location of Aston Fields with excellent transport links. Bromsgrove High Street is approximately 1.2 miles away, and the property is close to both primary and secondary schools, shops, and key transport links including Aston Fields Train Station, the M5, and M42 motorways.

Details:

Hall 4'5" x 10'2" (1.35m x 3.1m) Both max

Lounge 16'4" x 12'2" (4.98m x 3.7m) Both max

Kitchen 7'10" x 8' (2.4m x 2.44m) Both max

Conservatory 7'10" x 11'6" (2.4m x 3.5m)

Utility 7'10" x 7'2" (2.4m x 2.18m)

Bedroom One 12'10" x 9'9" (3.9m x 2.97m)

Bedroom Two 7'11" x 10'4" (2.41m x 3.15m)

Shower Room 8'2" x 7'11" (2.5m x 2.41m) Both max

Garage 17'11" x 9'4" (5.46m x 2.84m)

Garden Room 6'1" x 9'4" (1.85m x 2.84m)

EPC Rating: C

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?

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.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 969.1 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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.