

AP MORGAN



Marlborough Avenue, Aston Fields, Bromsgrove
Guide Price £495,000

Features:

- Offered with no onward chain
- Detached family home on prominent corner plot
- Highly regarded location in Aston Fields
- Three double bedrooms
- Generous open plan lounge/dining room
- Fitted kitchen/diner & conservatory
- Family bathroom & ground floor W/C
- South Easterly facing rear garden
- Driveway & garage with electric door

Description:

Offered with no onward chain, this well-laid-out three double bedroom detached family home occupies an enviable corner position on one of the most sought-after roads in Marlborough Avenue, Aston Fields, Bromsgrove.

The property is approached via a generous driveway providing ample parking for multiple vehicles, complemented by a wrap-around lawned garden. There is access to the garage via a remote-operated door, along with an enclosed porch leading to the main entrance.

Once inside, the well-maintained interior briefly comprises an entrance hall, a large open-plan lounge/dining room featuring a fitted gas fire with surround and two dual-aspect bow bay windows that fill the space with natural light. From the dining area, large sliding doors open through to the heated conservatory, which enjoys lovely views over the rear garden. The kitchen/diner is fitted with a range of units and includes a pantry store cupboard, an integral Neff oven, and a Neff five-burner gas hob. A door leads to a covered side passage that provides access to a ground floor WC with plumbing for a washing machine and doors out to both the front and rear gardens.

Upstairs, the first-floor landing gives access to three double bedrooms, including a dual-aspect main bedroom with fitted wardrobes. Completing the accommodation is a well-presented four-piece family bathroom offering a bathtub and separate shower enclosure.

To the rear, the property enjoys a private south-easterly facing garden laid to an initial paved patio to a lawn with planted borders, feature pond and a timber shed store.

Situated on Marlborough Avenue in Aston Fields, this highly desirable location lies to the east of Bromsgrove town centre. It



offers excellent access to local shops, amenities, and well-regarded state and private schooling, including the prestigious Bromsgrove School. Aston Fields train station is within easy reach, providing direct rail links to Birmingham, Worcester, and beyond. The area is also known for its vibrant selection of bars and restaurants, while Bromsgrove town centre offers further shopping, leisure facilities, and convenient road connections via the M5 and M42.

Details:

Porch

Entrance Hall

Lounge/Dining Room 7.31 x 3.68

Conservatory 2.78 x 3.13

Kitchen/Diner 2.55 x 3.62

Covered Side Passage 8.91 x 1.19

W/C 1.66 x 1.19

Garage 4.98 x 2.45

First Floor Landing

Bedroom One 4.77 x 3.68

Bedroom Two 3.82 x 3.68

Bedroom Three 2.57 x 3.66

Family Bathroom 1.64 x 3.61 Both max

EPC Rating: D

Council Tax Band: E (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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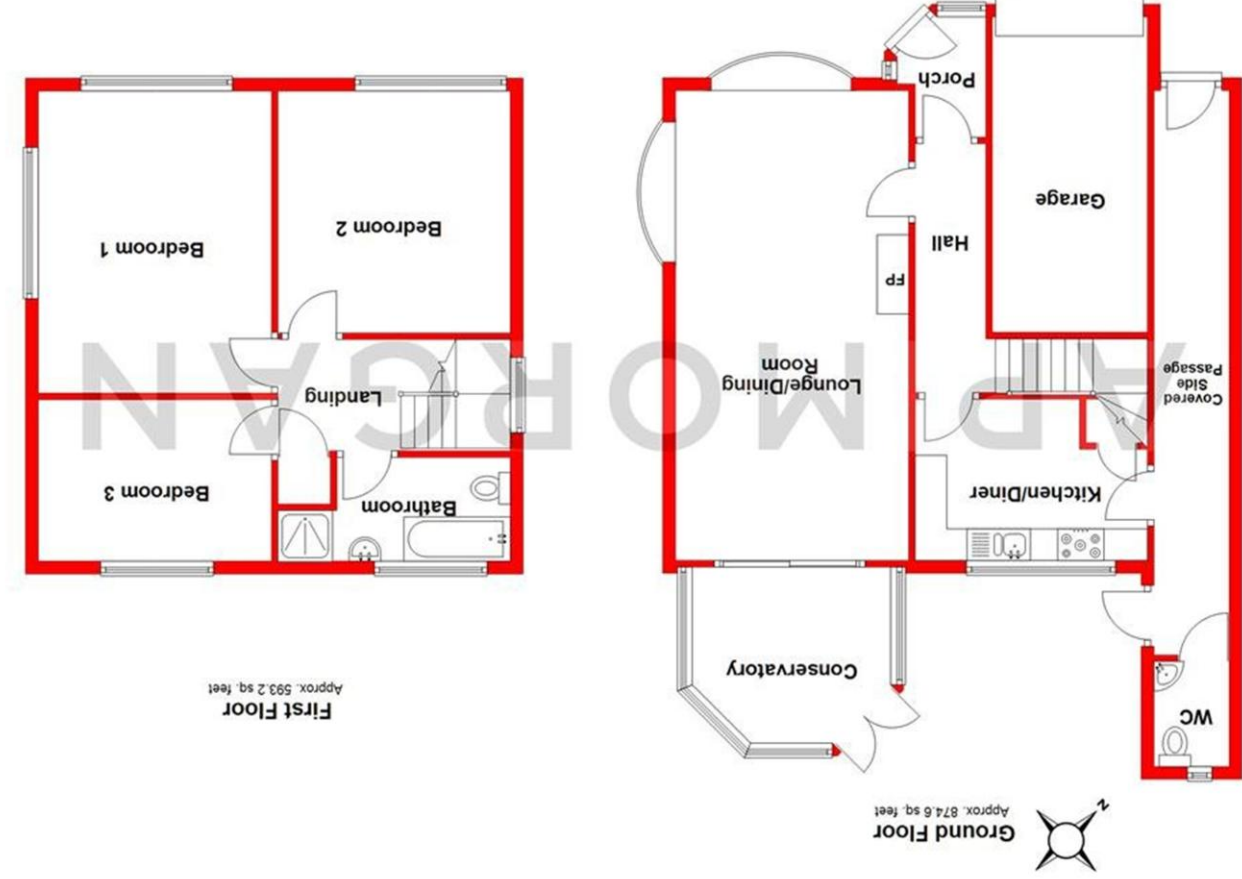
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