



AP MORGAN

Wellington Road, Bromsgrove, Worcestershire
Offers Over £300,000

Features:

- Charming Victorian mid-terraced home laid across three floors
- Wealth of retained period features including cast iron fireplaces and exposed ceiling beams
- Two reception rooms
- Attractive shaker-style kitchen with Belfast sink, gas hob and double ovens
- Three bedrooms including a characterful top-floor attic room with vaulted ceiling
- Generous rear garden with stone-paved patio, large lawn and timber shed store
- Off-road parking to the front
- Sought-after Aston Fields location

Description:

GUIDE PRICE £310,000

Situated within the highly sought-after location of Aston Fields is this Victorian period mid-terraced house, offering deceptively spacious accommodation across three floors whilst retaining a wealth of charming period features throughout.

The property is entered via a front door into the sitting room, a generous reception room to the front of the property featuring a characterful cast iron fireplace with Victorian-style slips, an inner hallway provides useful under-stair storage and leads through to the open plan dining room, which benefits from a further feature fireplace with marble inset and hearth, additional storage cupboards and continued laminate flooring throughout. opening through to the kitchen attractively fitted with a range of shaker-style wall and base units with complementing work surfaces, a ceramic Belfast-style sink, integrated dishwasher, gas hob and double ovens, with space provided for further freestanding appliances.

To the first floor are two well-proportioned bedrooms, the principal bedroom to the front retaining a cast iron fire surround and built-in wardrobe, whilst the second bedroom to the rear benefits from built-in storage either side of the chimney breast. The bathroom is fitted with a low-level WC,



pedestal wash hand basin, P-shaped bath with shower attachment and glazed screen, and a chrome heated towel rail.

The staircase continues to the second floor attic bedroom, a particularly characterful room with vaulted ceiling, exposed ceiling beams, a cast iron fireplace set onto a quarry-tiled hearth, three eaves storage cupboards and a Velux window to the rear elevation.

Externally, to the front the property is set back from the road with a driveway providing off-road parking for one vehicle. The rear garden is a generous size, featuring a stone-paved patio leading onto a large lawn, with mature, well-stocked borders and a timber shed store to the rear boundary.

Located within the sought-after area of Aston Fields, just 0.6 miles from Bromsgrove town centre and 0.7 miles from the train station, with close proximity to highly regarded local schools and amenities. Aston Fields train station now operates an electric line with quick and direct access to both Birmingham New Street and Worcester city centre.

Details:

Lounge 3.77 x 4.25 Max incl bay

Dining Room 2.76 x 4.25

Kitchen 3.73 x 2.71

First Floor Landing

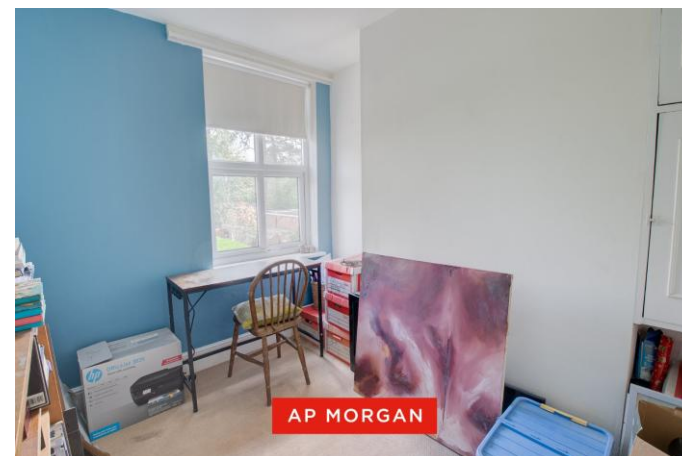
Bedroom One 3.36 x 4.25

Bedroom Two 2.76 x 2.38 Max

Bathroom 2.76 x 1.77 Max

Stairs Rise To Second Floor

Bedroom One 4.50 x 4.25 Max



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

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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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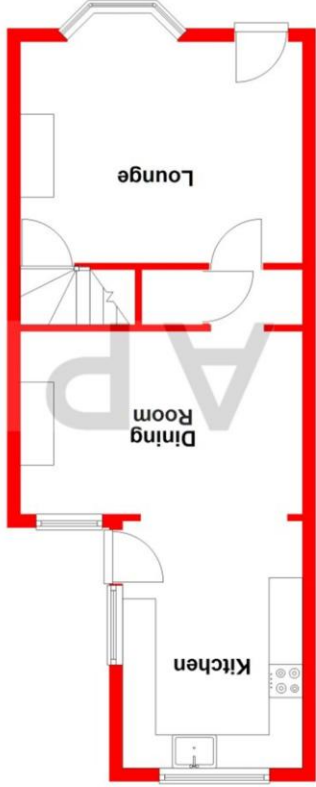
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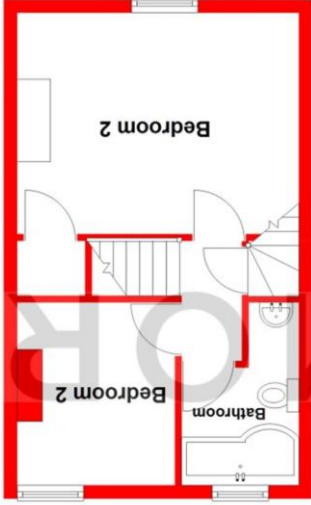
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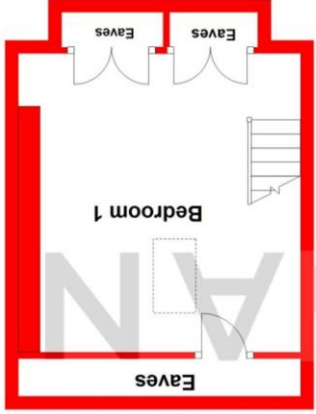
Ground Floor
Approx. 439.9 sq. feet



First Floor
Approx. 326.8 sq. feet



Second Floor
Approx. 256.2 sq. feet



Total area: approx. 1022.9 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 Planip.