

AP MORGAN

Dragoon Fields, Aston Fields, Bromsgrove
Asking Price £270,000



Features:

- Characterful two-bedroom cottage
- Highly sought-after Aston Fields location
- Close to Bromsgrove train station with direct Birmingham links
- Spacious kitchen/diner and conservatory
- Extensive rear garden with decked seating area
- Mature trees, hedgerows and greenhouse to rear
- Easy access to the M5 and M42 motorway network

Description:

Period cottage, a huge garden, and Aston Fields on your doorstep.

Tucked away within ever-popular Dragoon Fields, this characterful two-bedroom cottage places you right in the middle of one of Bromsgrove’s most sought-after locations. Independent coffee shops, eateries, bars and Bromsgrove railway station with direct links into Birmingham are all within walking distance, yet behind the front door the property feels surprisingly peaceful and private. Early interest is expected, contact us to arrange your viewing.

The property itself offers a warm and welcoming feel from the moment you step inside. The lounge sits to the front of the home and provides a cosy everyday living space with a feature wood and coal burner, while to the rear the kitchen/diner offers plenty of room for cooking, dining and entertaining, with direct access through to the solid roof conservatory overlooking the garden beyond.

Upstairs, the first floor layout comprises two bedrooms alongside the family bathroom, with useful built-in storage positioned off the landing.

Outside is where this home really begins to stand apart.

The rear garden is a genuine rarity for this style of property and stretches far beyond what many buyers will expect. Mainly laid to lawn, the garden leads down towards a timber decked seating area framed by mature trees and established hedgerows, creating a private spot to unwind or entertain during the warmer months. A greenhouse sits to the rear,



while a useful side passage provides practical access for bins and access through to the frontage.

Dragoon Fields has long been one of the area's most desirable pockets thanks to its blend of character homes, walkability and lifestyle appeal. Aston Fields itself has become one of Bromsgrove's standout destinations, known for its independent businesses, vibrant food scene and excellent commuter links into Birmingham via the nearby train station. Major road networks including the M5 and M42 are also easily accessible.

Details:

Hall

Lounge 12' x 11'9" (3.66m x 3.58m) Both Max

Kitchen/Diner 8'3" x 14'9" (2.51m x 4.5m)

Conservatory 8'9" x 7'10" (2.67m x 2.4m)

Landing

Bedroom One 12' x 16'11" (3.66m x 5.16m) Both Max

Bedroom Two 8'3" x 8'8" (2.51m x 2.64m)

Bathroom 5'8" x 5'9" (1.73m x 1.75m) Both Max

EPC Rating: To be confirmed

Council Tax Band: B (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?

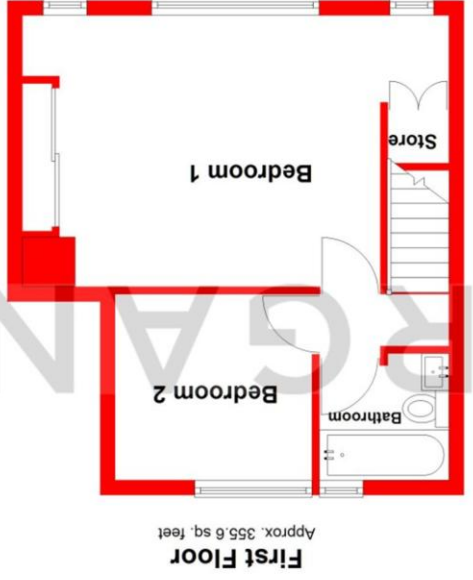
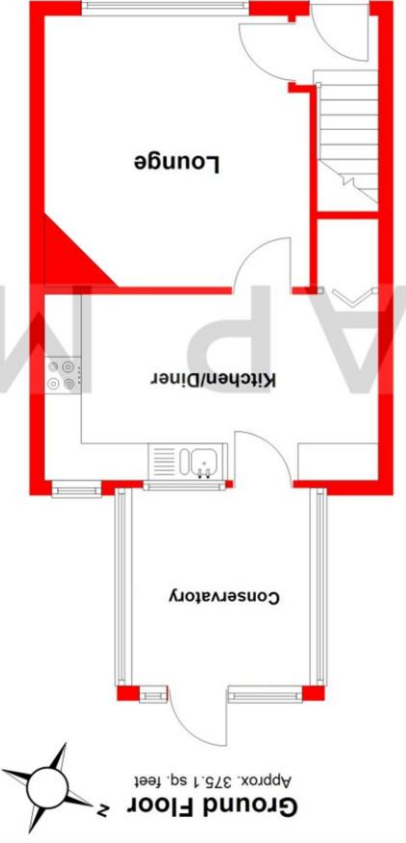
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Total area: approx. 730.7 sq. feet

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.

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