

AP MORGAN



Wellington Road, Aston Fields, Bromsgrove
Offers Over £400,000

Features:

- No onward chain
- Stunning Victorian end terrace, originally built in 1888
- Generous open-plan lounge and dining space with feature fireplace
- Extended Shaker kitchen with bi-folding doors to the garden
- Two bedrooms, both with original cast iron fireplaces
- Substantial second floor loft room with its own staircase
- Victorian-style family bathroom with freestanding roll top bath
- Ground floor shower room and separate utility
- Cellar offering excellent additional storage

Description:

A historical gem. 1888 origins, original features, and no onward chain. A Victorian home at its very finest!

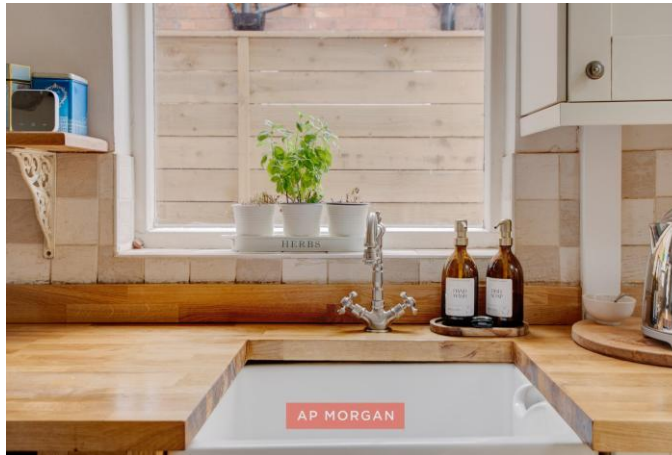
There are streets you drive down and immediately think: yes, this is the one. Wellington Road in Aston Fields is that kind of street, and this Victorian end terrace, built in 1888, is that kind of house.

Period homes talk. Original sash windows, ornate coving, ceiling roses, cast iron fireplaces in both bedrooms. This one has held onto all of it, and then been quietly improved in all the right places. The ground floor has been opened up to create a generous, flowing space where the lounge and dining area become one, anchored by a feature fireplace and full of natural light. It works beautifully.

At the back of the house, the extended Shaker kitchen is the kind of room you want to spend time in. Wooden worktops, a Belfast sink, integrated dishwasher, breakfast bar, and bi-folding doors that open straight onto the garden. A separate utility and ground floor shower room sit behind it, keeping the house as practical as it is good-looking.

Upstairs, both bedrooms are generously sized, each with its own cast iron fireplace. The family bathroom has been finished with genuine care: freestanding roll top bath, separate shower enclosure, and a nod to the Victorian character that runs throughout the house. Up on the second floor, a substantial loft room accessed via its own staircase offers genuine additional living space, comfortably large enough to use as a home office, guest room, or playroom. It is a room that earns its place.

The rear garden is a real find. Step out from the kitchen and you're onto a traditional Staffordshire blue clay brick patio, which leads through to a further seating area before opening out to a well-kept lawn with established hedgerows on either side. At the far end, a



substantial shed, around 14ft in length, rounds it off. This is a garden that gives you options: space to sit, space to play, space to grow. To the front a two car block paved driveway benefits from an electric vehicle charge point.

As for the location, Aston Fields quietly does a lot. Bromsgrove train station is around 0.7 miles away, the M5 and M42 are both within easy reach, and the village centre has independent cafes, restaurants, and everyday amenities right on the doorstep. For families, Finstall First School is rated Outstanding by Ofsted, and Aston Fields Middle School received Outstanding across every category in its November 2024 inspection. South Bromsgrove High is the natural next step from there.

No onward chain, Victorian bones, and one of Bromsgrove's most sought-after addresses. Get in touch to arrange a viewing.

Details:

Porch

Hall

Lounge 4.23 x 3.62 Max incl bay

Dining Room

Kitchen 4.47 x 2.74

Utility Room 3.91 x 1.87 Max

Ground Floor Shower 1.56 x 1.12 Max

Cellar 3.75 x 3.65

First Floor Landing

Bedroom One 3.74 x 4.69 Max incl wardrobes

Bedroom Two 3.80 x 2.83

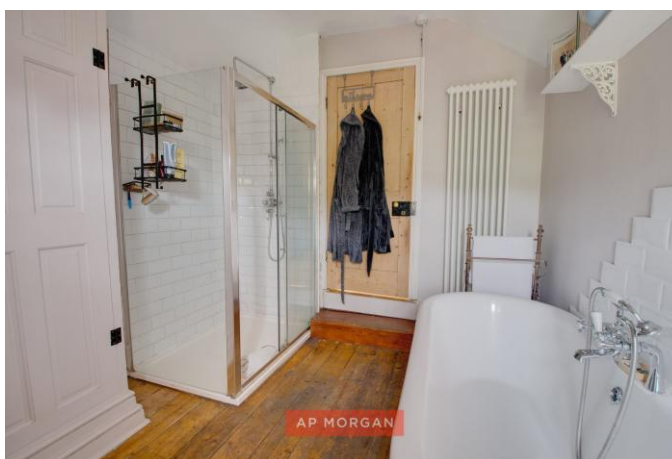
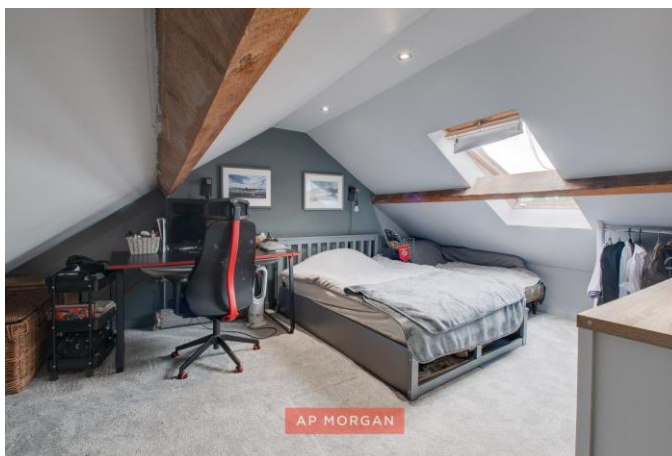
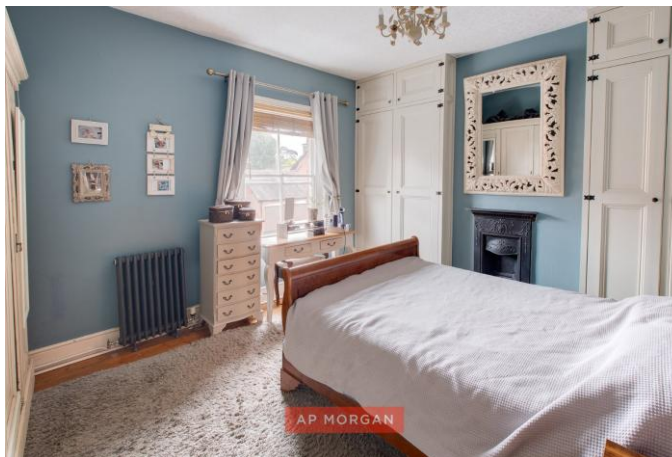
Bathroom 3.20 x 2.72 Max

Loft Room 4.93 x 4.55 Max

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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Property to sell?

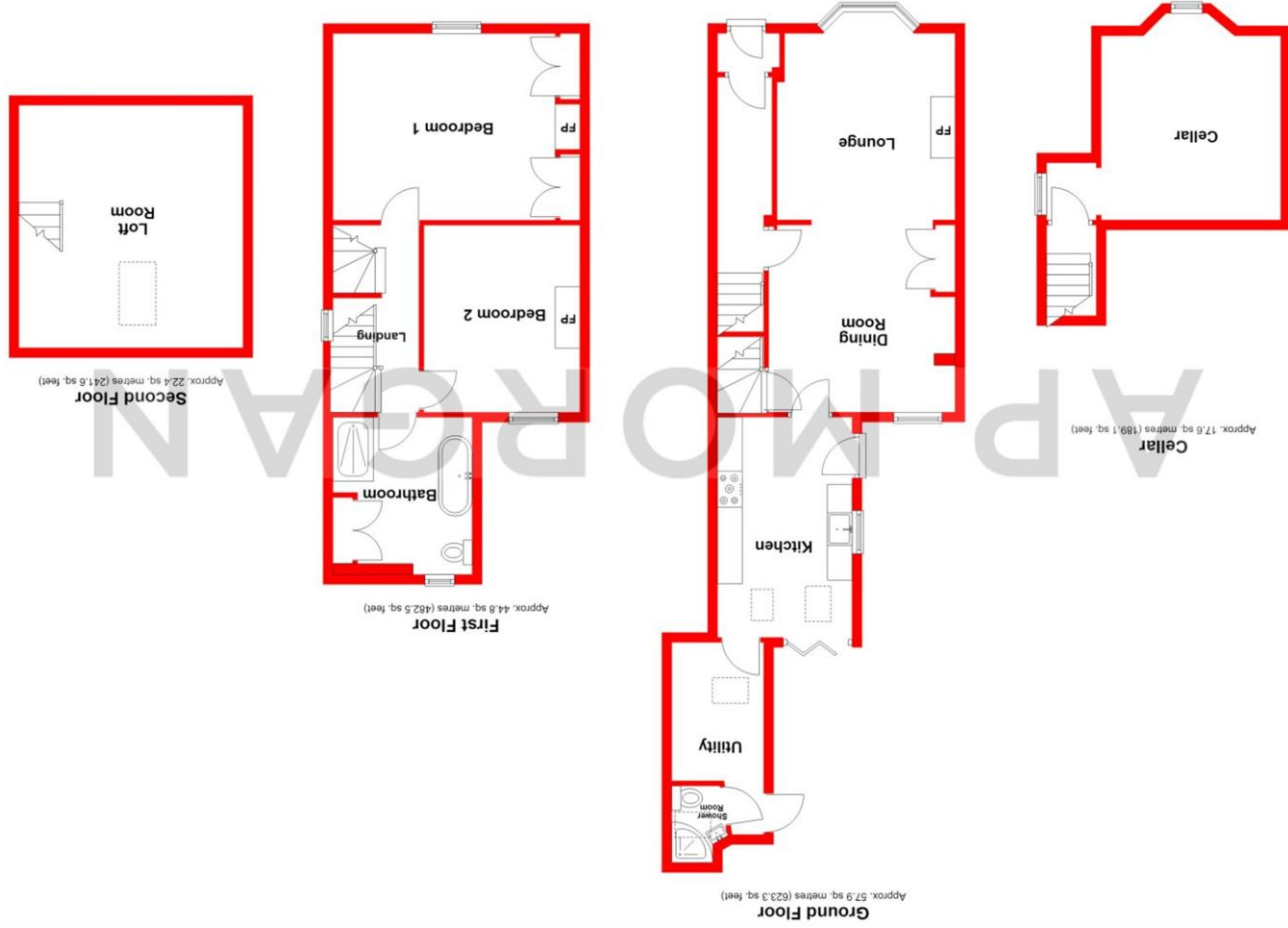
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