

An aerial photograph of a residential neighborhood. In the foreground, a large green field with a soccer pitch and a playground is visible. The middle ground shows a row of brick houses with a red location pin on one of them. The background is a dense residential area with many houses and trees.

AP MORGAN

Blenheim Crescent, Aston Fields, Bromsgrove
Asking Price £375,000

Features:

- No through road position in Aston Fields, Bromsgrove
- Aston Fields Recreation Ground directly accessible from the road
- Southwest-facing rear garden with raised timber deck and afternoon sun
- Open plan kitchen and dining room, ideal for families
- Dedicated home office with further potential in the garage store
- Multiple car driveway with garage store access
- Recently redecorated hallway, staircase, landing and bedroom two
- Excellent access to Bromsgrove station, Bromsgrove School and town centre amenities



Description:

A no through road in Aston Fields. Quiet, established, and rarely available!

Blenheim Crescent sits in one of Bromsgrove's most settled residential pockets, and properties here tend to stay within families rather than return to the market. When one does come up, it's worth paying attention.

The location does a lot of the heavy lifting. Aston Fields Recreation Ground is right on your doorstep with open space, a play area and football pitches. Bromsgrove train station is within easy reach with direct links to Birmingham and Worcester. Bromsgrove School is close by for those who need it, and the cafes, bars and independent shops of Aston Fields village are a short walk away. The M5 and M42 keep the wider region well connected when you need them.

Inside, the layout is more flexible than the front suggests. On the ground floor you have a lounge with an electric fireplace, an open plan kitchen and dining room that works well for families, a dedicated office, a store room and access through to the garage store.

Upstairs, three bedrooms and a family bathroom. The principal bedroom is a generous double, and bedroom two has recently been redecorated with new carpet. The hallway,



stairs and landing have also just been freshened up, so the hard work has already been done.

Outside, the driveway at the front takes multiple cars with direct access to the garage. The rear garden faces southwest, catching the afternoon sun from midday onwards. There's a raised timber deck for sitting out, a lawn, and a mix of walled and fenced boundaries that give it a settled, established feel.

Quiet road, great location, and a garden that gets the sun. Call us to arrange your viewing!

Details:

Porch 1.00 x 2.06

Entrance Hall

Lounge 4.25 x 3.33

Kitchen/Diner 3.66 x 5.50

Office 3.13 x 2.37

Store 1.98 x 2.37

Garage Store 3.93 x 2.48

First Floor Landing

Bedroom One 4.26 x 3.30

Bedroom Two 3.65 x 3.00

Bedroom Three 2.70 x 2.39 Max

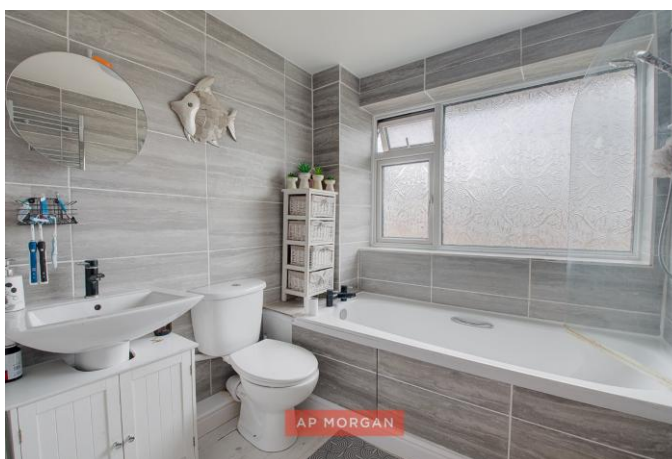
Family Bathroom 2.87 x 2.11

EPC Rating: To be confirmed

Council Tax Band: C (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?

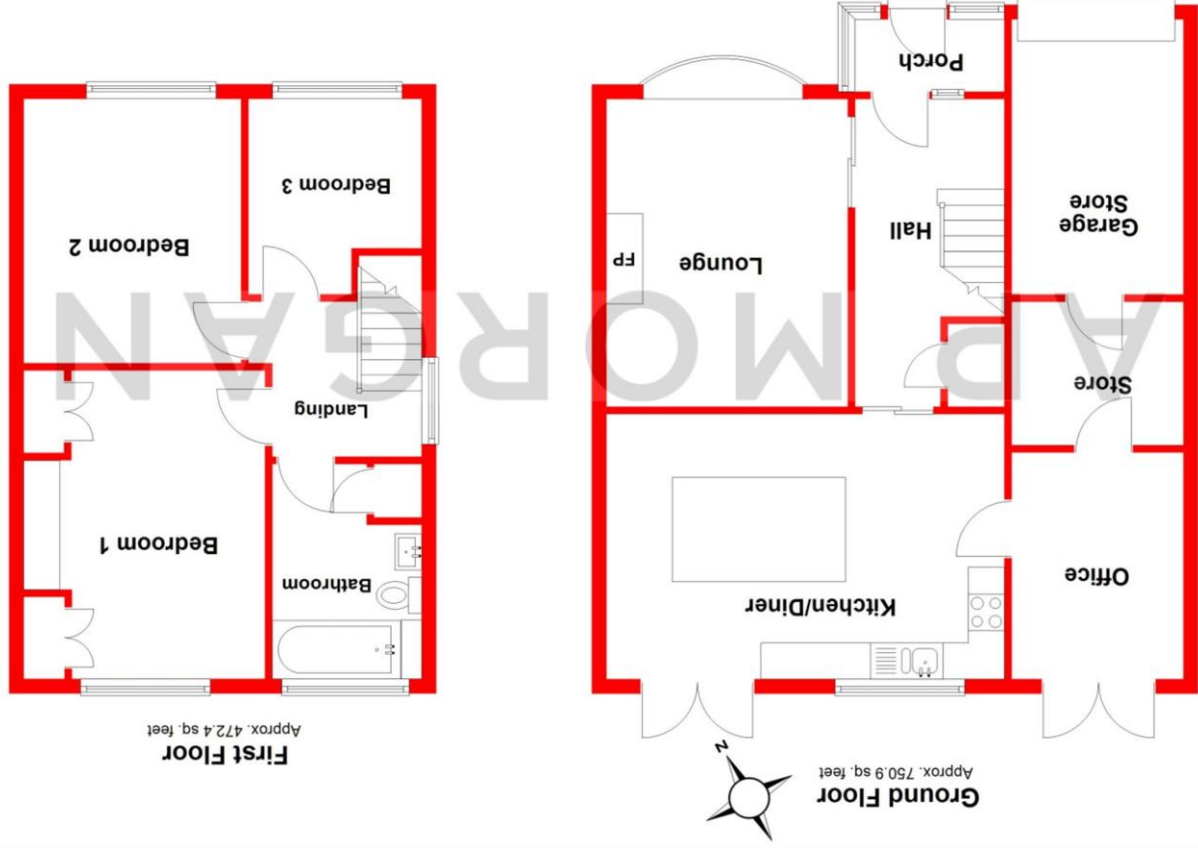
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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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 £99 + 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. 1223.3 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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