

AP MORGAN



Blenheim Crescent, Aston Fields, Bromsgrove
Offers in excess of £350,000

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

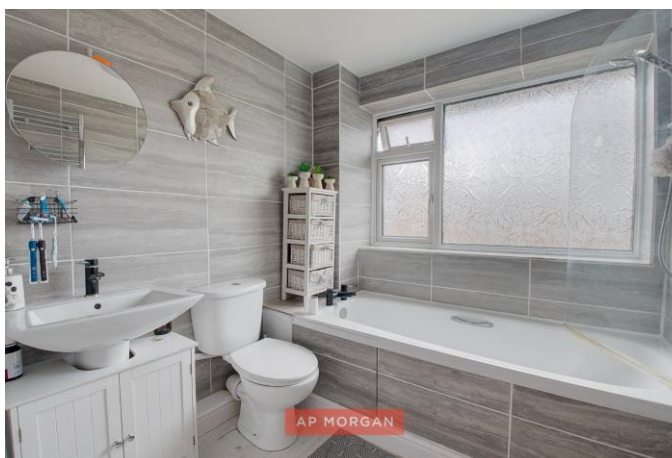
Family Bathroom 2.87 x 2.11

EPC Rating: D

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?

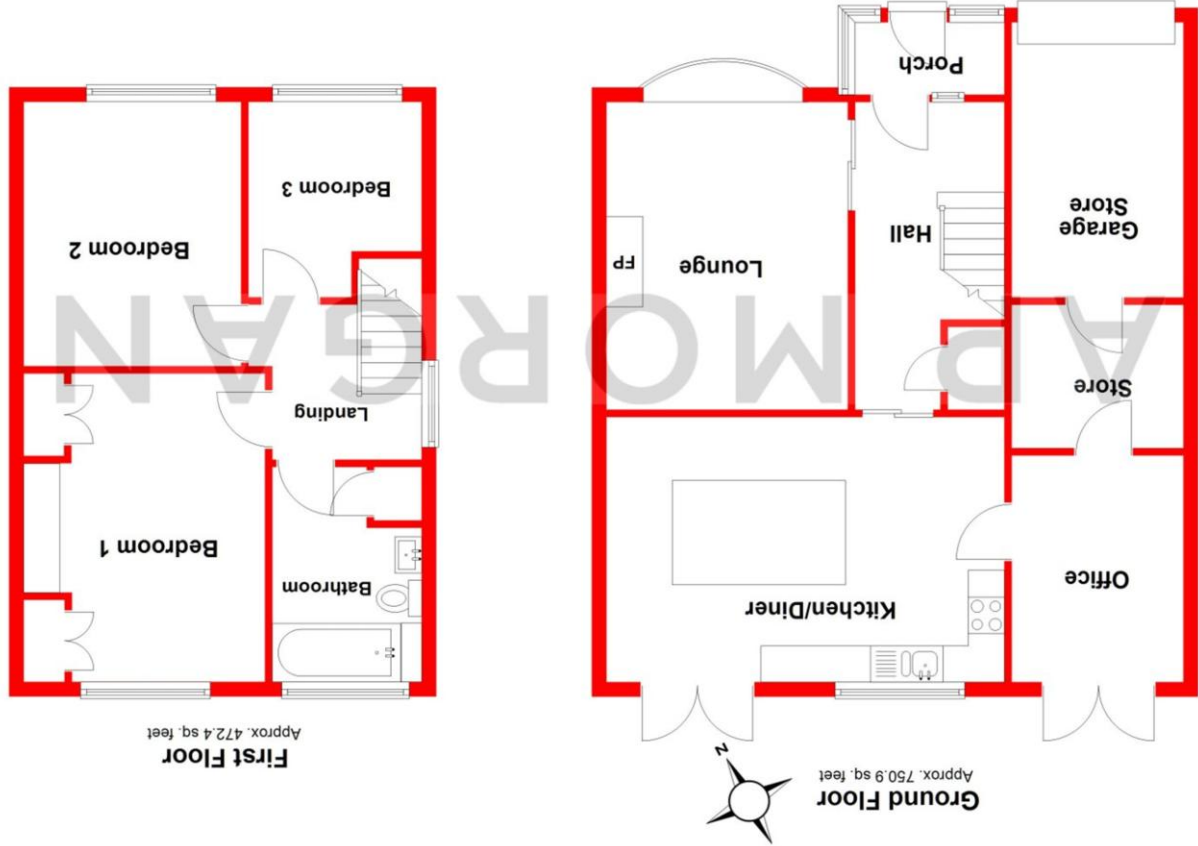
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.