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**Marlborough
Avenue**

ASTON FIELDS
.....

£675,000



Four Bedroom Detached House

Features.

- FOUR DOUBLE BEDROOMS
- 2X EN SUITES, FAMILY SHOWER ROOM AND DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINING ROOM WITH LOG BURNER
- SNUG WITH LOG BURNER
- LOUNGE/DINER WITH CONTEMPORARY FIRE
- STUDY PROVIDING SPACE TO WORK FROM HOME
- PLEASANT GARDEN AND GATED DRIVEWAY
- CHARACTER FEATURES THROUGHOUT
- PRIVATE CORNER PLOT ON PRESTIGIOUS ROAD
- NEAR TO BROMSGROVE TRAIN STATION AND ASTON FIELDS AMENITIES

Description.

A beautifully presented four double bedroom character home, which has been partly renovated by the current vendor to include; three reception rooms, a family kitchen, study providing space to work from home, two en suites, a pleasant garden and off road parking, situated on a private corner plot on a prestigious road in the sought after area of Aston Fields, near Bromsgrove train station.

The property is approached via a gated driveway providing off road parking.

An attractive porch with a characterful front door leads directly into the hallway with doors off to; a snug with dual aspect windows and a log burner; study providing space to work from home; downstairs wc; attractive kitchen with granite work surfaces and integrated fridge, dishwasher, double oven, gas hob and extractor; open plan to; the dining room with a further log burner; and a large L-shaped lounge/diner with 2x French doors leading out to the garden, an inset contemporary fire; panelled wall and feature roof lantern.

Also situated on the ground floor are; an inner hallway with a storage cupboard; and double bedroom two with an en suite shower room.

Stairs from the hallway lead up to the first floor landing with doors off to; the master bedroom with an en suite bathroom with both a bath and separate shower enclosure and His 'n' Hers sinks and vanity units; double bedrooms three and four; and the family shower room.

Outside, the property enjoys a pleasant garden with a private paved patio area, lawn, two garden sheds, a summerhouse and mature trees to fenced/hedged boundaries.



Room Dimensions.

Aston Fields is a small village located to the west of Bromsgrove. With close proximity to the M5 (junctions 4 and 5), M42 (junction 1), and Bromsgrove train station just metres away. The village itself enjoys a number of amenities, independent shops and eateries, and a well sought after Middle School.

Room Dimensions:

Hall

Snug: 11' 1" x 13' 5" (3.39m x 4.11m) max

Study: 5' 11" x 10' 3" (1.81m x 3.14m) max

WC 3' 7" x 7' 2" (1.10m x 2.20m)

Kitchen: 11' 11" x 25' 2" (3.65m x 7.69m) max

Lounge/Diner: 17' 6" x 24' 5" (5.34m x 7.45m) max

Bedroom Two: 11' 1" x 14' 3" (3.38m x 4.36m)

En Suite: 11' 3" x 3' 9" (3.45m x 1.16m)

Stairs To First Floor Landing

Master Bedroom: 14' 9" x 9' 11" (4.52m x 3.03m)

En Suite: 12' 7" x 5' 8" (3.85m x 1.73m) max

Bedroom Three: 11' 1" x 9' 4" (3.39m x 2.85m)

Bedroom Four: 9' 6" x 9' 4" (2.90m x 2.85m)

Shower Room: 5' 10" x 5' 4" (1.79m x 1.64m)



Marlborough Avenue, Bromsgrove



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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EPC: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

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