



Brueton Avenue | Aston Fields | Bromsgrove | Worcestershire

Offers in Excess of £300,000



## Brueton Avenue | Bromsgrove

AP Morgan is pleased to present a superb two bedroom, traditional semi-detached dormer bungalow, REFURBISHED TO A PARTICULARLY HIGH STANDARD and set within reach of both Aston Fields Train Station and Bromsgrove Town Centre. Ideal location to a vast selection of supermarkets, retail outlets, local shops and eating establishments.

The layout comprises; Excellent hallway room with spacious reception space lending possibility for dining area or potential bedroom three, spacious living room with feature log burner and patio doors to the vast enclosed rear garden. Recently Fitted Kitchen with integrated appliances including, oven, hob and extraction system, fridge/freezer and separate washing machine and tumble drier. To front on the ground floor and a further double bedroom and modernised family bathroom with double walk in shower. Upstairs into the dormer lies another spacious double bedroom with adjoining en suite with separate bath and shower and eave storage.

Further benefits include; off road parking with a spacious driveway for multiple cars having access to the well-proportioned sunny aspect rear garden, laid initially with patio, large lawn, a greenhouse and a larger than average detached single garage with storage shed to the rear. Fully double glazed throughout and Recently installed gas fired combination central heating system.

**Tenure:** We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

**Council Tax Band:** **D** (tbc by solicitors).



# Details

## Entrance Hall / Sitting Room

12' 9" x 10' 1" (3.88m x 3.07m)

## Living Room

16' 2" x 13' 3" (4.92m x 4.04m)

## Kitchen

7' 9" x 8' 0" (2.36m x 2.44m)

## Family Shower Room

## Bedroom 2

12' 9" x 9' 11" (3.88m x 3.02m)

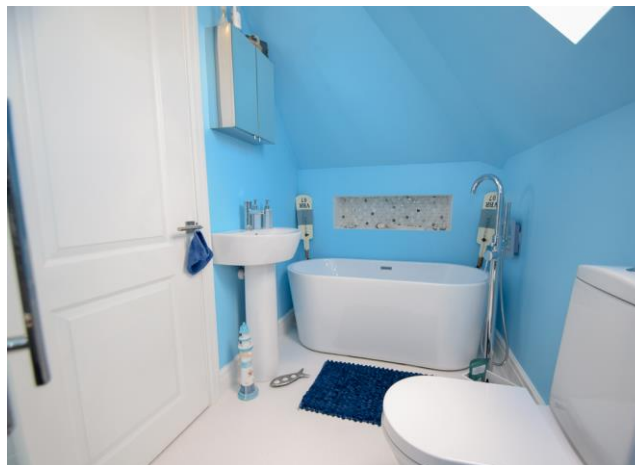
## Master bedroom

23' 7" x 8' 6" (7.18m x 2.59m)

## En Suite Bathroom

## Garage

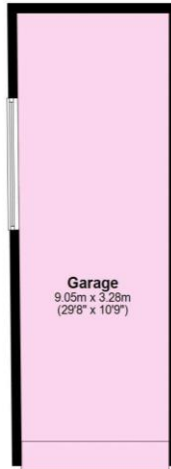
29' 8" x 10' 9" (9.04m x 3.27m)





**Please Note:** These plans are for information only and not to scale.

Ground Floor



First Floor



**Office Opening Times:** Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday & Bank Holidays (Closed)

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