



**Carlyle Road, Bromsgrove**  
Offers in the Region Of £190,000



**Features:**

- No onward chain
- Beautifully presented Mews house
- Two double bedrooms
- Living/Dining Room
- Modern bathroom
- Off-road parking & garage
- Fantastic location for young professionals
- EPC - C

**Description:**

A beautifully presented, and fully re-furbished, two double bedroom, Mews style property situated in the sought after location of Aston Fields, ideal for working professionals due to its location to Bromsgrove Train station and links into Birmingham City centre. The spacious interior briefly comprises, entrance porch, open plan living/dining room presenting dual aspect windows and electric fireplace giving off to a modern fitted kitchen, benefiting from a range of stylish wall and base units, inset sink with separate drainer, integrated oven with gas hob and extractor hood over, in addition to space for two kitchen appliances. Moving upstairs the first floor landing accommodates a well-proportioned bedroom one with integrated wardrobe storage and boasting fantastic elevated dual aspect views over Aston Fields recreation ground, further good sized bedroom two, and a stylish fitted bathroom benefiting from bathtub and separate shower cubicle. In addition, the property is welcomed by a bright and airy feel due to the tall ceilings and benefits from large double glazed windows, gas central heating, with new boiler fitted approximately 2016, and a long lease remaining. Outside the property offers a block paved frontage with option for parking a car, garage with electric door access and communal outdoor space accessed from the garage area. Conveniently positioned with walking distance of Aston Fields Village shops, bars, salons, restaurants and railway links, the property further enjoys ease of access to major road links including the M5 and M42 and Bromsgrove town centre further further shopping and leisure facilities.





## Details:

### Entrance Porch

### Living/Dining Room

15' 2" x 14' 11" (4.62m x 4.54m) both max

### Kitchen

8' 4" x 8' 5" (2.54m x 2.56m)

### First Floor Landing

### Bedroom One

12' 8" to wardrobes x 9' 2" max (3.86m x 2.79m)

### Bedroom Two

14' 8" x 7' 4" (4.47m x 2.23m) both max

### Bathroom

8' 3" x 6' 10" (2.51m x 2.08m)

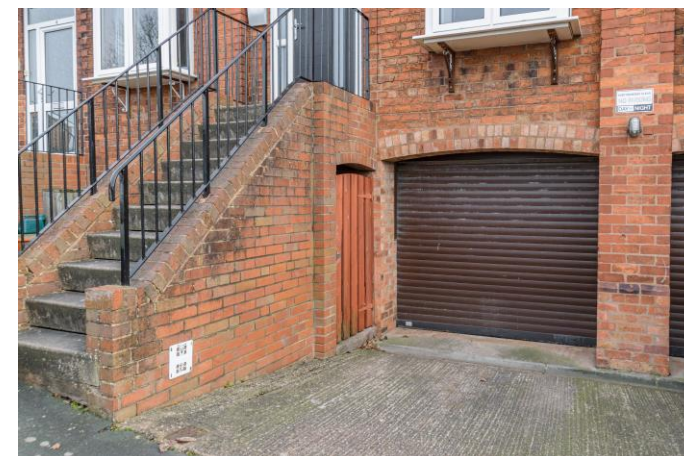


**EPC Rating:** C

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

**Tenure:** Leasehold (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.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.

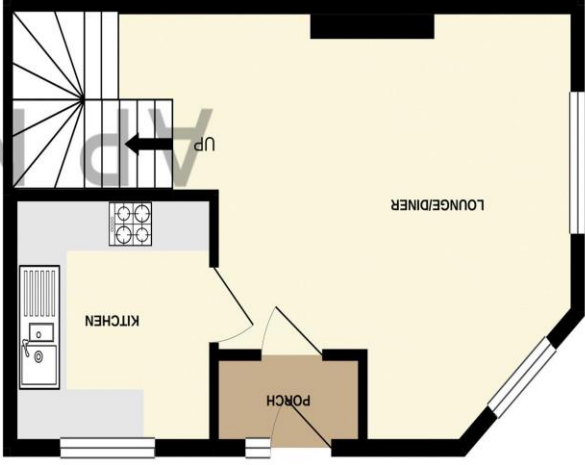
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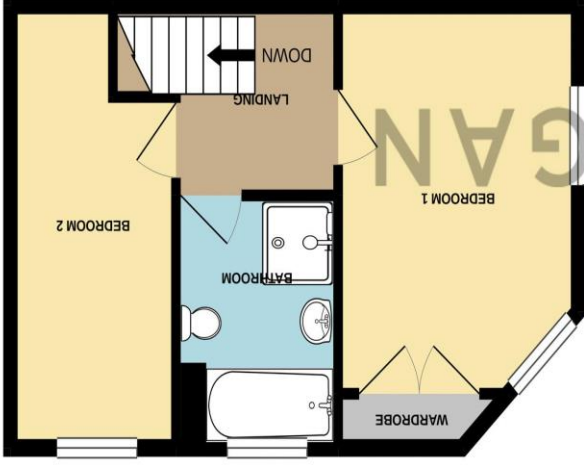
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GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

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.  
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