



7 Carlyle Road, Bromsgrove, Worcestershire, B60 2PN

BERRIMAN
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A substantial family home offering generous accommodation in the heart of the vibrant village of Aston Fields.

SITUATION

The market town of Bromsgrove is located on the very northern edge of Worcestershire between the cities of Worcester and Birmingham. Historically the town was first documented in the early 9th century as Bremsgraf and later in the Anglo Saxon chronical as Bremesburh. Today the town bears testament to its historical past with many fine buildings along the High Street which now play host to the weekly street market and the occasional specialist farmers and continental markets. There are many fine restaurants and pubs within the town and surrounding villages offering a wide choice of excellent food and drink. There are leisure facilities in and around the area including golf courses, sailing clubs and sport complexes. Education is well provided for and there is schooling for children of all ages including the renowned Bromsgrove public school. It appeals particularly to the commuters with its excellent access to the nearby motorway network allowing easy access to a variety of destinations. Bromsgrove rail station provides an excellent rail link into both Birmingham and Worcester City centres.

DESCRIPTION

Carlyle Road is situated in the highly regarded district of Aston Fields, the home of the new improved Bromsgrove railway station which is just half a mile away, providing frequent links to Birmingham city centre. Aston Fields itself has a thriving centre with good local shops including a butcher, post office, restaurants, popular public house and café bars. Aston Fields is proving to be a popular destination for aspiring young families, in particular due to its excellent schooling and proximity to the railway station for the commuter.

7 Carlyle Road is a delightful period home dating back to 1880 offering both charm and character combined with exceptional living accommodation, set over two floors together with a south facing garden to the rear and highly desirable off -road parking. A real gem offering ready to move into accommodation

ACCOMMODATION

Approached across a block paved frontage, a part glazed entrance door opens into the reception hall with large under stairs cupboard, guest cloakroom and oak flooring which continues through to the elegant sitting room. This dual aspect room features two fireplaces, one with a Charnwood log burning stove (fitted in 2019) and a classic open fireplace. An impressive sized entertaining room which was formally two rooms with an attractive bay window to the front with shutters.

Across the full width of the house at the rear is the charming dining kitchen, again a generous sized room with ample space for a large dining table and chairs. Fitted with a range of cream painted wall and base cabinets set beneath granite worktops which are built around a cream Sandringham range double oven and 7 ring gas hob. The ceramic butlers sink is a lovely feature, further integrated appliances include an integrated fridge, freezer, washing machine and dishwasher. The flooring is ceramic tiling in this room. South facing, this bright and airy kitchen opens directly onto the terrace and enjoys views across the garden.

On the first floor there are three excellent sized bedrooms and two bathrooms. The full width master bedroom has three windows overlooking the garden, the second bedroom to the front is a generous double, the third bedroom also overlooks the garden and features pretty built-in shelving to the chimney breast. The house boasts two bathrooms, the well-proportioned house bathroom is fitted with a white suite and there is also a separate shower room.

OUTSIDE

To the rear is a generous sized garden with a grey brick patio area immediately adjacent to the house, added by the current owners in 2020 this has created a lovely area for al fresco dining. The remainder of the garden is laid mainly to lawn leading to a pretty gazebo and shed. There is space for storage and log store to the side of the house and access to the front.

DIRECTIONS

Find and navigate to the exact location of this property by searching its 3 word address ///stray.putty.stress using the <https://what3words.com/products/what3words-app/>

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C - Bromsgrove

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcestershire Office.

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EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Total Approx Area: 127.0 m² ... 1367 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
The services, systems and appliances shown have not been tested and no guarantee
as to the operability or efficiency can be given.

