



12 COMPASS WAY, BROMSGROVE, B60 3GP
ASKING PRICE £375,000

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A WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOME IN BREME PARK, ASTON FIELDS.!!

Offered with no onward chain, this well proportioned, well presented home offers generous accommodation laid out over three floors, comprising; guest WC, dining room/family room and breakfast kitchen to the ground floor, to the second floor is the main living room, bedroom two and bathroom, to the top floor is the main bedroom with en-suite, and two further bedrooms. There is a generous garden to the rear, garage and driveway to the side. Viewing is advised.

EPC - In progress.

Approach

The driveway leads at the side to side gate access to the rear garden and down to the garage. At the front, a recessed porch and front door leads directly into;

Hall

With stairs off to the first floor, doors off to;

Guest WC

With low level WC and corner wash basin.

Dining Room/Family Room

12'11" max into bay x 8'6" max (3.94m max into bay x 2.60m max)

Breakfast Kitchen

16'0" max x 14'8" max (4.88m max x 4.49m max)

An 'L' shaped room (with minimum measurements of 2.46m & 2.38m). Many integrated appliances, wall mounted boiler. double doors lead out to a covered seating area and rear garden.

First floor landing

With doors off to;

Living Room

14'8" max x 10'8" max (4.49m max x 3.26m max)

With 'Juliet' style balcony to the front.

Bedroom Two

14'9" max x 9'1" max (4.52m max x 2.77m max)

Bathroom

Second Floor landing

With doors to x2 storage cupboards, doors then off to;

Bedroom One

14'8" max to back of wards' x 9'9" max (4.49m max to back of wards' x 2.99m max)

With x2 built-in wardrobes, door into;

En-suite shower room

Bedroom Three

10'8" max x 7'8" max (3.27m max x 2.34m max)

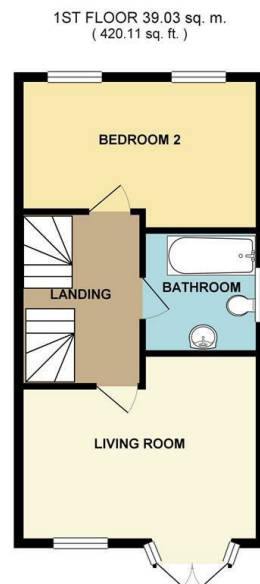
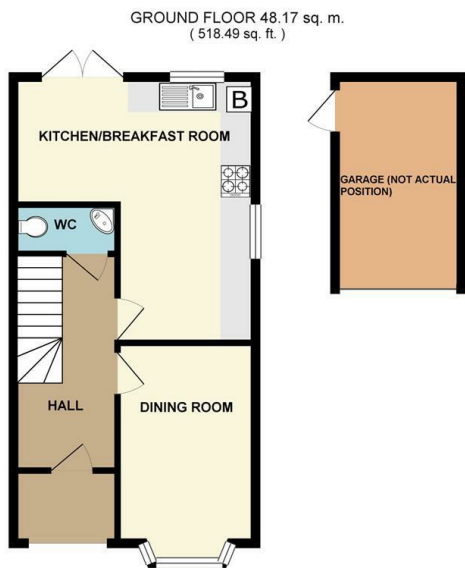
Bedroom Four

9'4" max x 6'9" max (2.87m max x 2.06m max)

Rear Garden

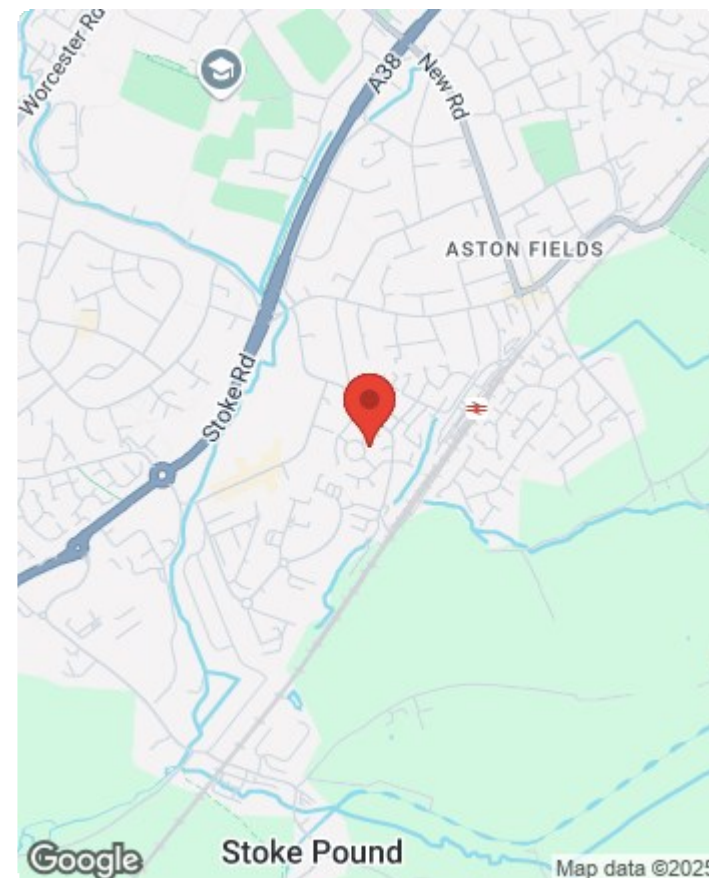
There is an initial paved & covered seating area, with mainly lawn beyond, shrubs, flowers & trees. Side gate access from the driveway and side access to the garage.





TOTAL FLOOR AREA : 125.69 sq. m. (1352.96 sq. ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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