



**Cobnall Road, Bromsgrove**

Offers in Excess of £180,000

**Features:**

- Three bedroom semi detached house
- Convenient location near facilities
- Lounge
- Kitchen/diner
- Ground floor bathroom
- Front and rear gardens
- Driveway to front for 3 cars
- Epc rating D

**Description:**

A pleasant three bedroom, semi-detached house on the edge of Catshill. Close to a range of shops, eating establishments, community facilities, primary school and medical centre, walk able into open fields as well as on an excellent route to the M5 and M42 motorway junctions. The interior layout briefly comprises: Initial entrance hall with stairs to first floor. Lounge with under stairs storage cupboard and gas fire to chimney breast. Rear kitchen/diner, with inset sink, space for a slot in oven, breakfast bar, and space for appliances. A door to the far right hand side leads into a lobby with exit door to the garden and further door off to the ground floor bathroom. The first floor is arranged as follows: To front a generous bedroom one, with two windows, and storage cupboard to alcove. Double bedroom two and a spacious single bedroom three. Outside: parking is to front and can accommodate 3 cars. The rear garden is given over to a small patio, leading onto a lawn, surrounded by floral borders, there is also a brick store attached to the rear of the property, housing the central heating boiler.



## Details:

### Entrance Hall

### Lounge

13' 8" x 12' 8" (4.16m x 3.86m)

### Kitchen/diner

16' 1" x 8' 7" (4.90m x 2.61m)

### Ground Floor Bathroom

7' 1" x 6' 0" (2.16m x 1.83m)

### Stairs rise to first floor landing

### Bedroom 1

16' 0" x 11' 0" both max (4.87m x 3.35m)

### Bedroom 2

11' 3" x 9' 9" both max (3.43m x 2.97m)

### Bedroom 3

11' 4" x 6' 0" (3.45m x 1.83m)

**EPC Rating:** D

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

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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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.

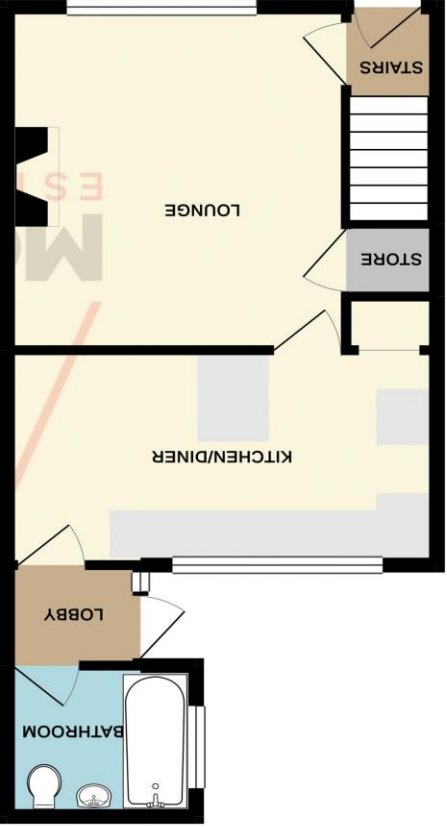
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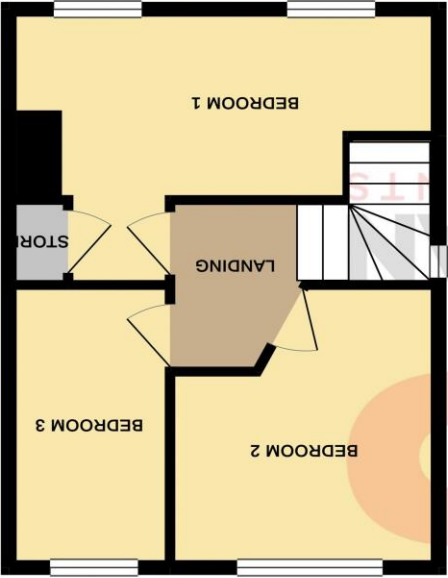
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GROUND FLOOR  
420 sq. ft. (39.0 sq. m.) approx.



1ST FLOOR  
358 sq. ft. (33.2 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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