



Cottage Lane, Bromsgrove
Guide Price £320,000

Features:

- Secluded, semi rural detached bungalow
- Two bedrooms, (altered from 3 rooms)
- Spacious lounge with fireplace
- Kitchen/diner
- Utility room. Separate w.c.
- Family bathroom
- Delightful surrounding gardens. Double garage
- Epc rating D

Description:

A quite charming, two bedroom detached bungalow, occupying a semi rural, private location on the edge of Marlbrook. Within reach of a local convenience store, public foot paths into open fields, bus connections both into Bromsgrove and Birmingham and reachable for the M42/Motorway junctions, as well as Barnt Green railway station. The property is one of two bungalows, accessed via a shared private drive and is surrounded by gardens of particular note, which includes a babbling brook set down a gully aside a landscaped rockery over looking fields towards the Lickey Hills. The features include: Initial detached double garage with parking in front for at least 3 cars. A small gate aside leads you to the front and side of the bungalow where a spacious entry porch will bring you into the L shaped hallway with cloaks cupboard. Lounge, with coal effect gas fire to chimney breast and wide patio doors taking in the views of the garden. Substantial dual aspect kitchen/diner, with fitted units, sink, gas hob with oven beneath, integrated fridge and ample table space. Separate larger than average utility room, also with sink to work surfaces, plenty space for appliances beneath and exit door to the rear. The bungalow originally had three bedrooms, two of which have been combined to provide an excellent main bedroom with fitted wardrobes. Bedroom two is also a double room. A family bathroom with white suite offers both a bath and separate shower enclosure. A further w.c is separate and leads off the hallway. The rear garden is laid initially with block paving providing ample seating room, this leads onto a lawn surrounded by mature borders, inset with many features, there is also a miniature bridge across the brook towards larger trees with open views between. Two sheds are also on offer as well as a timber detached building which has been utilised as a pigeon house. Other benefits include: Majority double glazing, modern gas central heating boiler to radiators, house security alarm. VIEWING IS MOST HIGHLY RECOMMENDED TO APPRECIATE THE UNIQUE LOCATION.



Details:

Entrance Porch

Main Hallway

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Kitchen/diner

21' 2" x 10' 2" both max (6.45m x 3.10m)

Utility Room

10' 0" x 4' 9" (3.05m x 1.45m)

Guest w.c.

Bedroom 1 (originally 2 rooms)

22' 5" x 12' 5" both max (6.83m x 3.78m)

Bedroom 2

13' 6" x 8' 2" both max (4.11m x 2.49m)

Bathroom

8' 5" x 6' 10" (2.56m x 2.08m)

Detached Double Garage

19' 5" x 17' 0" (5.91m x 5.18m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (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

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.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
1357 sq. ft. (126.1 sq. m.) approx.



TOTAL FLOOR AREA: 1357 sq. ft. (126.1 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 or 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 operating efficiency can be given.
Made with Metropack ©2019

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.