



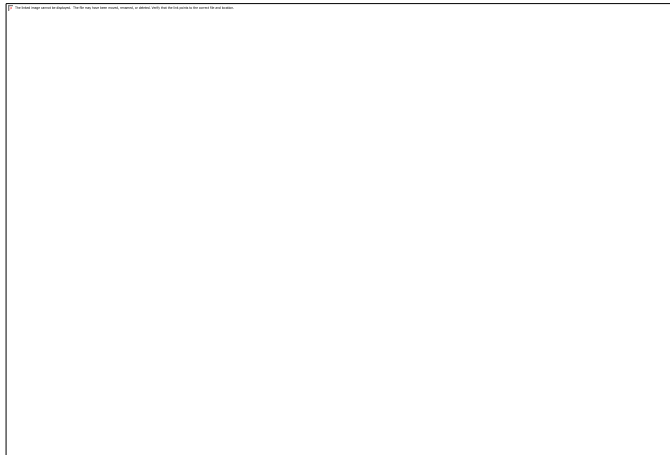
Barley Croft, Bromsgrove
Guide Price £390,000

Features:

- Substantial four bedroom detached executive home
- Excellent lounge, separate dining room
- Double glazed conservatory
- Impressive breakfast kitchen
- Ground floor w.c.
- House bathroom, plus ensuite shower room
- Garage and carport facility to driveway
- Epc rating D

Description:

A particularly well presented, detached four bedroom executive home. Occupying a popular location in Stoke Heath. The property is fronted by a driveway leading under the carport and into the attached garage. Entrance hallway, having turned stairs and access to the ground floor w.c. and Karndean flooring running right through into the impressive breakfast kitchen. This features granite work surfaces incorporating a breakfast bar, inset sink and drainer, five ring gas hob, integrated dishwasher and washing machine, built-in double oven and fridge, lit display cabinets, door to side carport and door to rear garden. Front lounge of generous proportion, with bow window to front, coal effect gas fire to surround and door leading off to the dining room. This has door to kitchen and access to the modern double glazed conservatory. The first floor is given over to a modern main bathroom, with shower and screen over the bath, flush fitting units backing the w.c. and sink, chrome radiator, complimenting wall tiling and Amtico flooring. The master bedroom, larger than average has its own refitted en-suite shower room off. Three further ample bedrooms including bedroom four which is fitted out as an office with shelving and desk. Outside the rear garden has initial decking leading onto the lawn, surrounded by established borders and tree screening giving privacy during the Summer months, there is also a side gate to front. Other benefits include: Double glazing throughout and gas central heating to radiators. The area is popular for access to Bromsgrove town centre, main highways towards the motorways, a choice of supermarkets, a range of schooling, convenience store, post office and open countryside.



Details:

Hall

W.C.

Lounge

16' 2" x 16' 0" (4.92m x 4.87m)

Dining Room

10' 2" x 9' 6" (3.10m x 2.89m)

Conservatory

12' 5" x 10' 4" (3.78m x 3.15m)

Breakfast Kitchen

14' 0" x 14' 0" max depth into oven recess (4.26m x 4.26m)

Stairs rise to first floor

Master Bedroom

13' 9" max x 13' 4" (4.19m x 4.06m)

En-suite

Bedroom 2

9' 9" x 8' 11" (2.97m x 2.72m)

Bedroom 3

10' 4" max x 10' 3" (3.15m x 3.12m)

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.



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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.

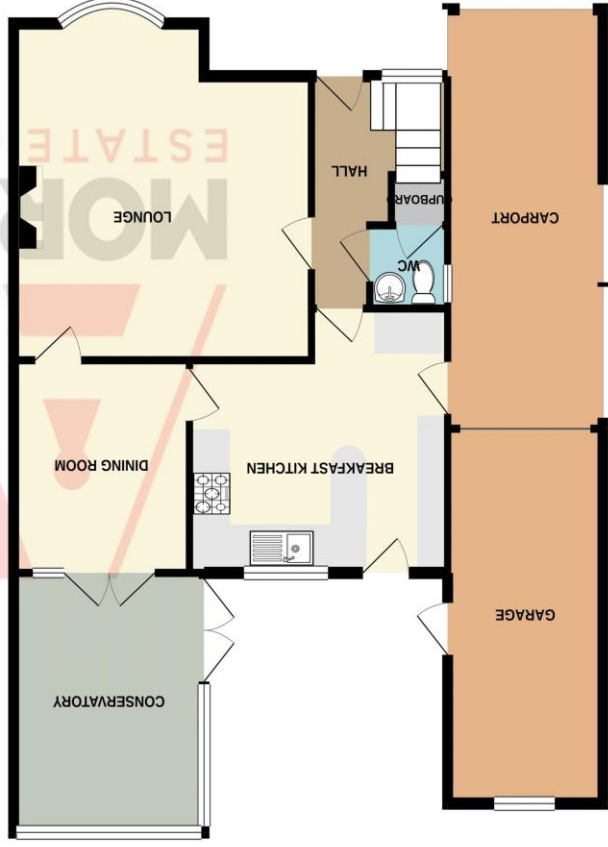
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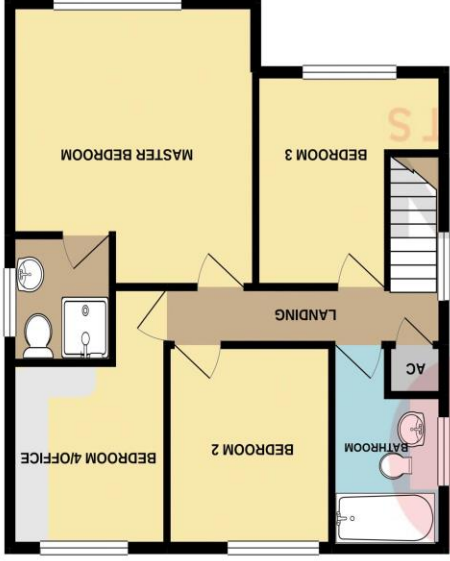
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
1040 sq. ft. (96.6 sq. m.) approx.



1ST FLOOR
581 sq. ft. (54.0 sq. m.) approx.



TOTAL FLOOR AREA : 1621 sq. ft. (150.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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