



**Bishop Hall Crescent, Bromsgrove**  
Guide Price £205,000

**Features:**

- Extended semi detached house
- Two double bedrooms
- Family bathroom & GF W/C
- Modern kitchen & study extension
- Lounge & dining conservatory
- Rear garden
- Large driveway
- EPC - D

**Description:**

A well-presented and extended semi-detached house, offering two spacious double bedrooms and well-sized front and rear garden situated in Charford, Bromsgrove. In brief the property comprises of an entrance hallway with stairs to first floor landing, spacious lounge opening into the fantastic sized dining conservatory and access to rear garden, a stylish refitted kitchen complete with space for a range style cooker, tall fridge/freezer, washing machine, dishwasher and large storage cupboard with doorway through into the extension that offers a study room, downstairs w/c and doors to the front and rear. Upstairs the first floor landing gives off to a fantastic sized double bedroom one, a further double bedroom two, family bathroom and loft access hatch with pull down ladder. Furthermore, the property benefits from having maintenance works carried out on the conservatory, further loft storage space above the extension, regularly serviced boiler replaced in 2017 along with double glazing throughout. Situated close to good primary and secondary schooling as well as nearby to Bromsgrove town centre and the many amenities it has to offer including pubs, eateries, supermarkets, transport links and leisure facilities. Furthermore the property offers ease of access to major road and commuter links including the M5 and M42 motorways.



**Details:**

**Entrance Hallway**

**Lounge**

16' 5" x 10' 5" (5.00m x 3.17m)

**Conservatory**

12' 5" x 10' 5" (3.78m x 3.17m)

**Kitchen**

12' 4" x 11' 8" (3.76m x 3.55m)

**Study**

12' 4" x 12' 5" (3.76m x 3.78m) max

**W/C**

**First Floor Landing**

**Bedroom One**

16' 5" x 10' 6" (5.00m x 3.20m) max

**Bedroom Two**

10' 10" x 11' 9" (3.30m x 3.58m) max

**Bathroom**

**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.



## 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](http://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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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, 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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