



**Lea Park Rise, Bromsgrove**  
**£335,000**



**Features:**

- Three double bedroom detached home
- Lounge and dining area
- Playroom/office
- Modern breakfast kitchen
- Ground floor w.c.
- House bathroom, plus 2 en-suites
- 3 car driveway. Views across a green
- Epc rating D, not including new boiler

**Description:**

Originally a four bedroom property, this appealing three bedroom detached home has been thoughtfully altered to provide extra living space, and is placed attractively opposite the green. The layout briefly comprises: A striking storm porch fronts the house, which leads you to the main hallway, having under stairs storage, oak effect flooring and access to a spacious ground floor w.c. fitted out with units. Modern breakfast kitchen, featuring gloss fronted wall and base units, electric induction hob with glass/steel extractor over, integrated double oven, dishwasher, a bank of tall storage units at the far end and flag stone effect floor tiles. The main lounge, has a coal effect fire to surround, a picture window to rear and an opening into the dining area, this has sliding patio doors to the garden. A playroom is set to front (which would make a great office space), has a door to the utility room. The first floor accommodation now comprises: Three double bedrooms, the master bedroom of 25ft in length, has taken up bedroom four to provide a dressing area and is now fitted out with six double wardrobes, there is also a modern en-suite shower room off. Guest bedroom two also has its own en-suite shower room. Double bedroom three and a family bathroom completes the upper floor. Outside: To front the driveway can accommodate three cars, plus pretty borders to lawns, there is a gated bin store with tool shed behind and a further gate to right leading to the rear garden. There are several seating areas and decorative features to the well established garden including some lawn, beyond which is a summer house. The property benefits from no onward chain, majority replacement windows and a new gas central heating boiler. The house is set in a quiet cul-de-sac, situated 1 mile North of Bromsgrove town centre, within walking distance of a convenience store, butchers, bus stops and public foot paths into open fields. There is a range of both private and state schooling near by, and commuting to Birmingham is reachable at junction 4 of the M5 motorway.





**Details:**

**Storm Porch**

6' 10" x 5' 3" (2.08m x 1.60m)

**Hallway**

**Ground floor w.c.**

**Breakfast Kitchen**

16' 8" x 8' 3" (5.08m x 2.51m)

**Playroom/office**

10' 4" x 9' 9" (3.15m x 2.97m)

**Utility Room**

**Lounge**

15' 3" x 11' 8" (4.64m x 3.55m)

**Dining Area**

10' 3" x 9' 3" (3.12m x 2.82m)

**Stairs rise to first floor landing**

**Dual aspect Master Bedroom (including Dressing Area)**

25' 0" max d, x 12' 2" max w to wardrobe fronts

**Ensuite Shower Room**

**EPC Rating: D**

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

**Tenure:** (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.

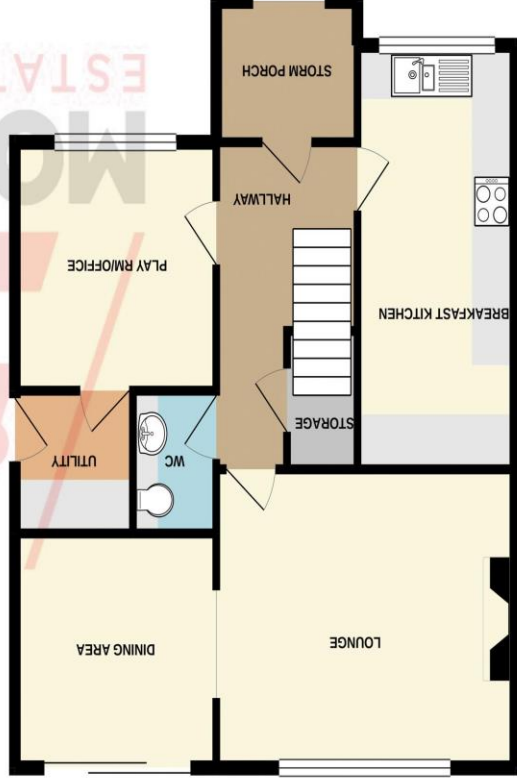
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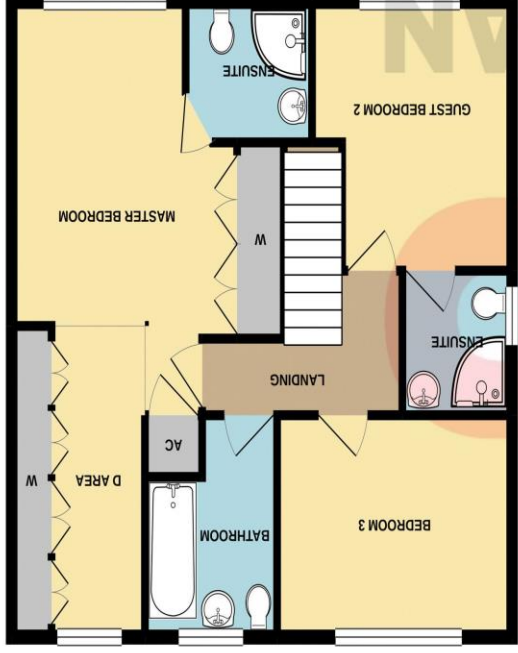
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GROUND FLOOR  
700 sq. ft. (65.1 sq. m.) approx.



1ST FLOOR  
640 sq. ft. (59.4 sq. m.) approx.



TOTAL FLOOR AREA: 1340 sq. ft. (124.5 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 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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