



**Birmingham Road, Bromsgrove**  
Offers in Excess of £325,000



**Features:**

- A refurbished and extended semi detached home
- Four bedrooms
- Cosy Lounge and multi purpose reception room 2
- Impressive kitchen/diner
- Large conservatory
- Ground floor w.c.
- Excellent family bathroom
- Gated four car parking. Epc to follow

**Description:**

A most impressive four bedroom, extended semi detached home. Set back from a gated four car driveway facing the road. The property has been extended to the right hand side over two floors, providing excellent family accommodation internally.

The layout is as follows: Initial hallway with stairs to first floor. Cosy front lounge, with gas coal effect fire to surround, bow window to front and door leading into the kitchen/diner. This is of some 25ft in width, has a good range of modern units, with integrated oven, five burner gas hob, built-in dishwasher, carousel storage to corner unit, under stairs cupboard, plumbing for a washing machine and space for an upright fridge freezer. A door leads into the ground floor w.c. and French doors lead out to a larger than average conservatory giving access to the garden. The garage has been replaced with a multi purpose front room having a second entrance door at the side, offering an excellent space to run a business or office, but is easily used as an additional reception/playroom.

The first floor landing has split stairs to the main property and into the extension. There are two double bedrooms, the main one with a built-in wardrobes and two generous single bedrooms. The family bathroom will not fail to impress being fitted out with both a whirl pool bath and shower enclosure, w.c. and modern sink, as well as appealing wall tiling. Outside at the rear the large garden has hedge screening to perimeters and an initial patio area providing ample space for outdoor furniture. There is a side gate and two sheds for useful storage.

The local area is popular for ease of access for both the M5 and M42 motorway junctions, first and middle schooling, shops and community facilities in Catshill, and Marlbrook. Pubs and restaurants, and further amenities in Bromsgrove town centre.





## Details:

### Hall

### Lounge

13' 4" x 13' 0" (4.06m x 3.96m)

### Reception Room 2

17' 4" x 8' 2" (5.28m x 2.49m)

### Kitchen/Diner

25' 4" x 8' 10" max (7.72m x 2.69m)

### Conservatory

11' 0" x 13' 0" max (3.35m x 3.96m)

### W.C.

### Stairs rise to first floor

### Bedroom 1

13' 0" x 9' 11" (3.96m x 3.02m)

### Bedroom 2

12' 5" x 8' 0" (3.78m x 2.44m)

### Bedroom 3

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

### Bedroom 4

8' 4" x 8' 2" (2.54m x 2.49m)

### EPC Rating:

**Council Tax Band:** C (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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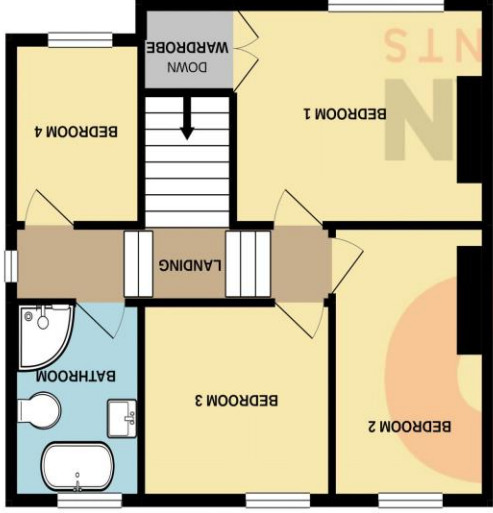
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GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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