



Woodbank Drive, Bromsgrove
£290,000

Features:

- A well presented 3 bedroom detached house
- Lounge
- Kitchen/diner
- Bathroom, en-suite & guest W.C.
- 2 double bedrooms, generous single
- Off-road parking & garage
- Gas central heating & double glazing
- EPC rating D

Description:

With NO ONWARD CHAIN, AP Morgan is pleased to offer this spacious, well presented, three-bedroom house, occupying a desirable location Catshill, convenient for commuter routes across the area, local amenities, schools, and Bromsgrove town centre. The property briefly comprises: porch, hall with pedestrian door to the garage, guest W.C., a nicely proportioned lounge with feature fireplace, leading through double doors to the dining area having french doors to the rear garden. The dining area connects directly to the kitchen area featuring matching units and cupboards, inset sink and drainer, integrated hob, oven and dish washer. There is also a store cupboard for further appliances and larder. Upstairs presents the Master bedroom 2 built-in wardrobes with bridging unit, and an en-suite shower room. Bedroom 2 has a built-in wardrobe, as does bedroom 3. The modern bathroom features a P-shaped bath with mixer shower which also includes a soaker head, whilst the landing has light from its own window and an airing cupboard. Outside the front is devoted to off-road parking and gives access to the garage. A side passage leads to the rear garden which has a patio area, artificial lawn for ease of maintenance, and border planting. The property is double glazed and benefits from gas central heating from a recently replaced boiler.



Details:

Porch

Hall

W.C.

Lounge

15' 11" x 11' 0" (4.85m x 3.35m)

Dining Area

12' 9" x 11' 0" (3.88m x 3.35m)

Kitchen Area

12' 9" x 8' 0" (3.88m x 2.44m)

Stairs rise to first floor

Master Bedroom

12' 6" x 9' 0" (3.81m x 2.74m)

En-suite

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom 3

10' 0" max x 8' 0" max (3.05m x 2.44m)

EPC Rating: D

Council Tax Band: D (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.

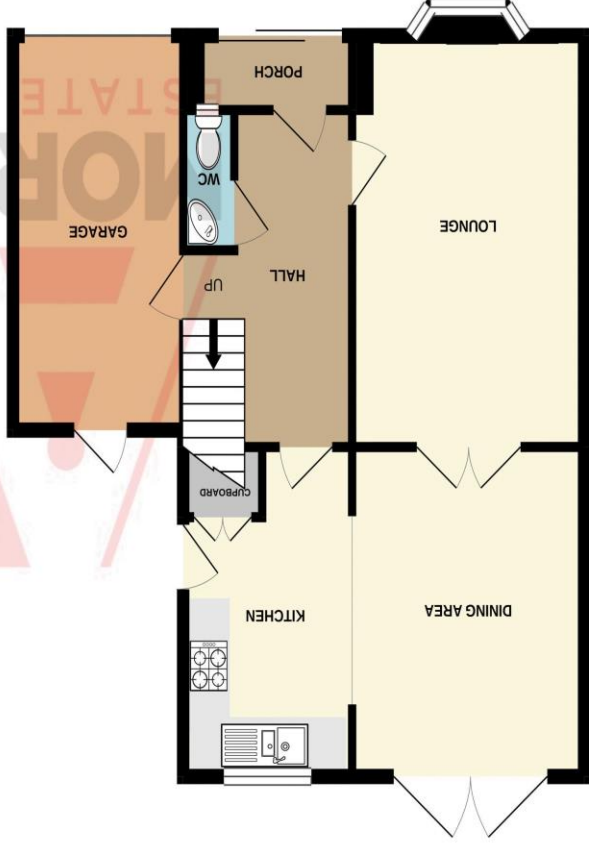
Need a solicitor?

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.

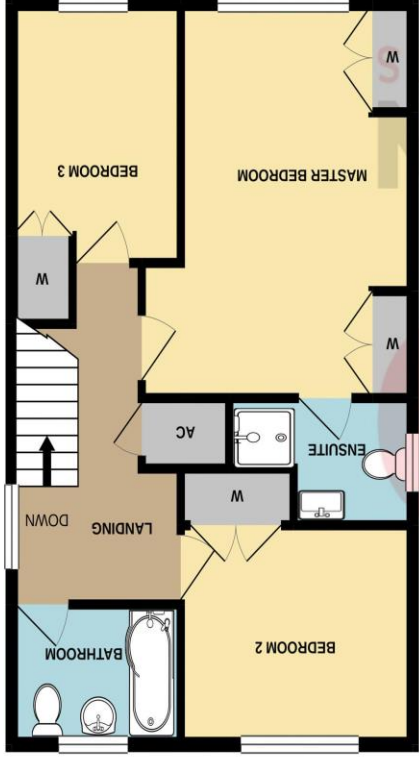
Need a removal company and storage?

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
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 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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