



Charford Road, Bromsgrove
Offers Over £180,000

Features:

- Well-presented semi-detached house
- Two double bedrooms
- Family bathroom
- Re-furbshed lounge
- Fitted kitchen
- Potential utility space
- Extensive south facing rear gardens
- EPC - D

Description:

A prime example of a two double bedroom semi-detached house, ideal for any first-time buyers. The well-presented interior comprises of an entrance hall, spacious lounge/dining room having a coal effect gas fireplace new carpets and double upvc doors opening into the garden, a well-proportioned kitchen offering an integrated oven with gas hob and extractor hood over and doorway to a side lobby having had a new Polycarb roof fitted and giving access to a brick built storage area with fitted electrics ideal for conversion to a utility space. The first-floor landing accommodates a double bedroom one to the front, a further great sized double bedroom two to the rear and a family bathroom providing bathtub with overhead shower. Outside the property boasts a generous sized south facing garden to the rear providing initial patio space to an extensive lawn and pathway leading up to a timber shed to the rear. The front offers further beautifully landscaped and low maintenance gravelled garden setting the property back from the main road. The property further benefits from having the front room decorated throughout to a high standard, new Worcester Bosch boiler having been fitted, recently refitted windows throughout along with gas central heating and double glazing. Conveniently situated close by to local 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:

Hallway

Lounge/Diner

19' 6" x 11' 1" (5.94m x 3.38m)

Kitchen

12' 4" x 7' 3" (3.76m x 2.21m)

Covered Side Passage

Storage Room

First Floor Landing

Bedroom One

14' 3" x 8' 2" (4.34m x 2.49m)

Bedroom Two

11' 0" x 9' 6" (3.35m x 2.89m)

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

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.

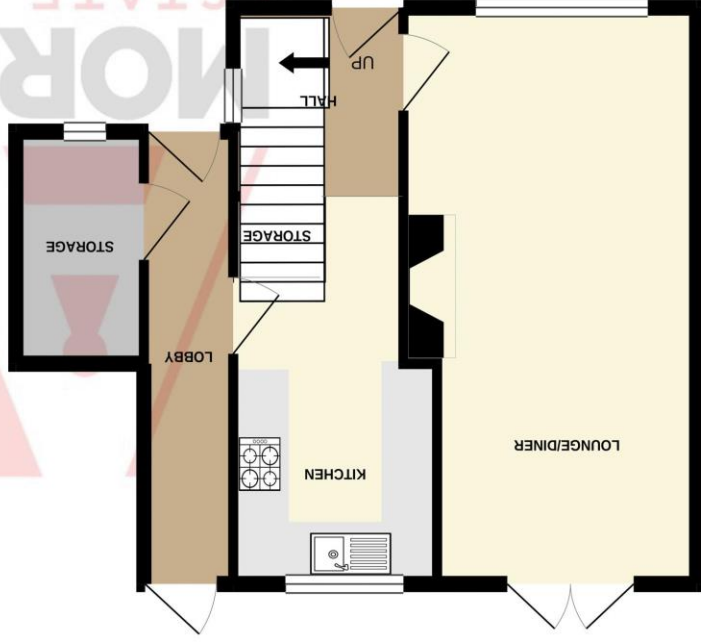
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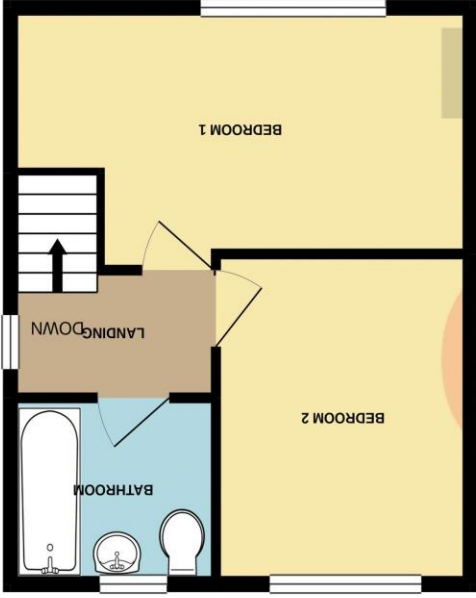
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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