



Shaw Lane, Bromsgrove
Guide Price £265,000

Features:

- Semi-detached cottage
- Three bedrooms
- Kitchen/diner
- Spacious lounge
- Family bathroom & GF W/C
- Conservatory
- Rear garden & driveway
- EPC - D

Description:

A charming and characterful three bedroom semi detached cottage offering semi-rural living in the village location of Stoke Prior, Bromsgrove. In brief the interior comprises of an entrance hallway, downstairs w/c, country style kitchen/diner offering full sized range cooker, inset sink with separate drainer, cupboard storage and dual aspect windows, a further hallway provides stairs to first floor landing and doorways to the spacious lounge and conservatory to rear which provides double doors into the rear garden. The first-floor landing accommodates a well sized bedroom one, double bedroom two with cupboard store, a further bedroom three along with the modern family bathroom hosting a p-shaped bathtub with overhead shower unit. Furthermore, the property benefits from having double glazing and gas central heating throughout powered by a recently replaced boiler, composite front door, re-plastering carried out upstairs along with carpets replaced in all bedrooms and a partly boarded loft space for storage. To the rear occupies a well-maintained garden mostly laid to patio with lawn to rear and timber shed storage, a side access gate leads to the front of the property which provides a spacious drive. Situated off a private driveway the property is well placed to offer idyllic semi-rural living within reach of local amenities, good schooling, Stoke Prior country club, public houses, canal-side walks and major road links including ease off access to the M5.



Details:

Entrance Hallway

W/C

Kitchen/Diner

17' 0" x 10' 8" (5.18m x 3.25m) max

Lounge

17' 2" x 11' 4" (5.23m x 3.45m) max

Conservatory

12' 6" x 9' 2" (3.81m x 2.79m) max

First Floor Landing

Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m) max

Bedroom Two

8' 9" x 10' 4" (2.66m x 3.15m) max

Bedroom Three

7' 8" x 8' 2" (2.34m x 2.49m)

Family Bathroom

5' 2" x 7' 6" (1.57m x 2.28m)

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.

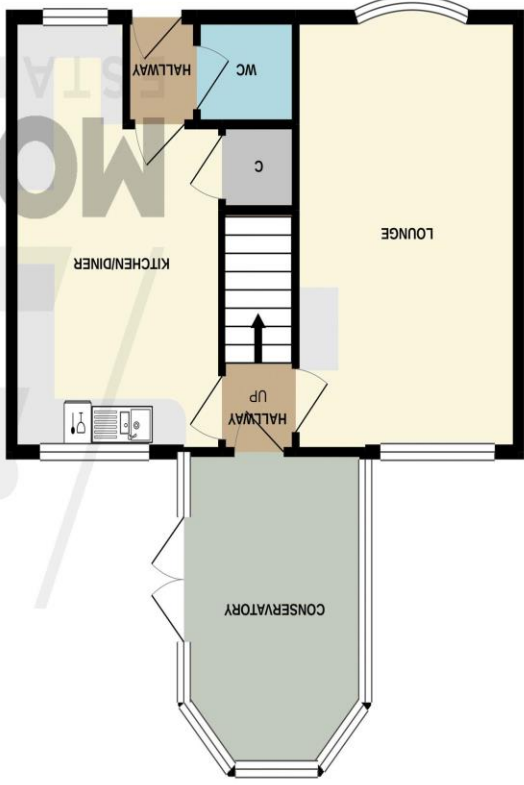
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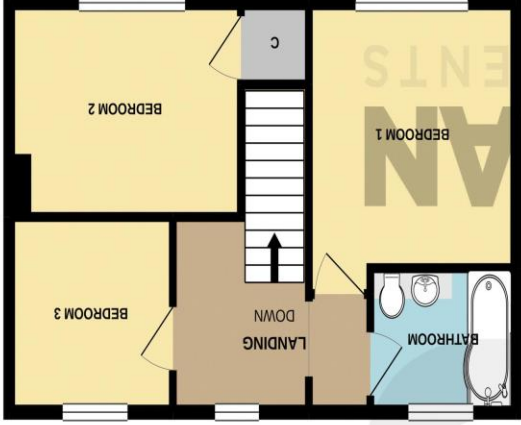
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 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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TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

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