



Braces Lane, Bromsgrove
Auction Guide Price £250,000

Features:

- Traditional detached bungalow
- Three bedrooms, includes loft room
- Lounge, dining/study
- Kitchen breakfast room and a conservatory
- Wet room and additional shower room
- Block paved front driveway for at least 4 cars
- Good sized rear garden
- Epc rating D

Description:

A larger than average, three bedroom detached bungalow with roof room, placed in a prime location in Marlbrook.

The pleasing internal layout is as follows: Entrance porch to side being double glazed. The hallway then leads to the following rooms. Bedroom one is a good size double with extensive range of fitted wardrobes. Dual aspect lounge, having decorative fire surround and bow window to front. Fitted kitchen/breakfast room, offering a built-in oven, electric hob, wall and display units, inset sink to work surfaces, plumbing for appliance and ample space for a breakfast table. Dining room (possible study) with stairs to the first floor. Bedroom two is also a double room with view over rear garden. Modern wet room off the hall, with a further separate shower room beyond the external door leading to the conservatory. The loft is used as a third bedroom (access from staircase in the dining room), the space is a total of 29ft long with fitted wardrobe, airing cupboard and small en-suite with toilet and washbasin.

To the rear of the property is a paved area leading to the large garden, laid mainly to lawn with a shed at the far end. The property benefits from a modern gas boiler to radiators and for hot water, cavity wall insulation and double glazing to windows and doors.

Braces lane has a convenience store on the corner of Old Birmingham Road, a restaurant, takeaway and petrol station are placed at the junction of the A38. There is a play park near by, the Lickey Hills and Barnt Green railway station are a few minutes drive away. Also ideal for access to the M5 and M42 motorway junctions.



Details:

Entrance Porch

Hallway

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)

Kitchen Breakfast Room

12' 3" x 8' 4" (3.73m x 2.54m)

Dining Room/study access to loft bedroom

10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom 1

16' 1" x 10' 5" (4.90m x 3.17m)

Bedroom 2

13' 0" x 10' 5" (3.96m x 3.17m)

Wet room

8' 8" x 5' 2" (2.64m x 1.57m)

Conservatory

11' 8" x 4' 10" (3.55m x 1.47m)

Shower room

Loft bedroom 3

29' 4" max length x 9' 11" max w (8.93m x 3.02m)

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.



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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.

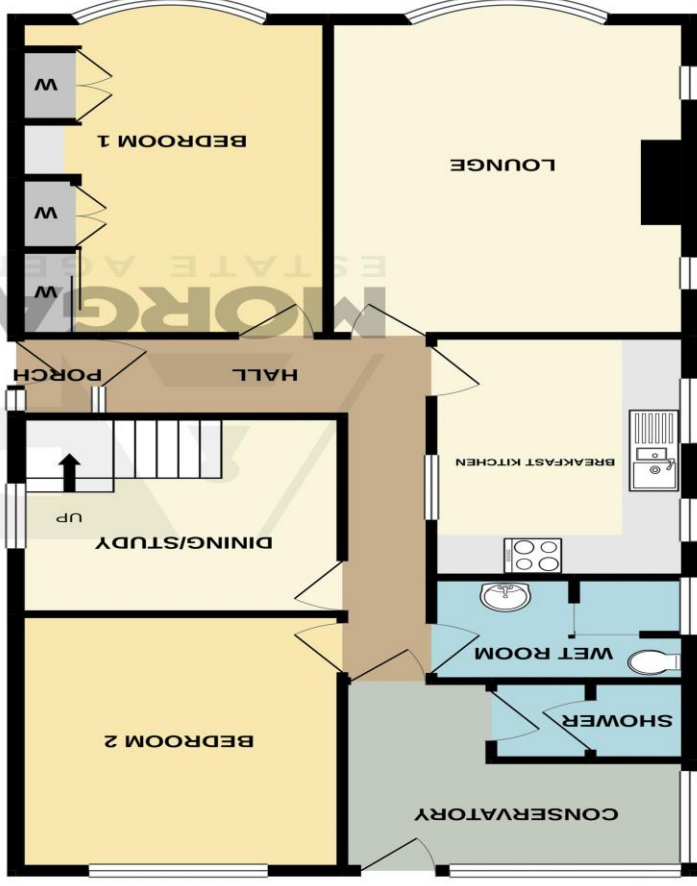
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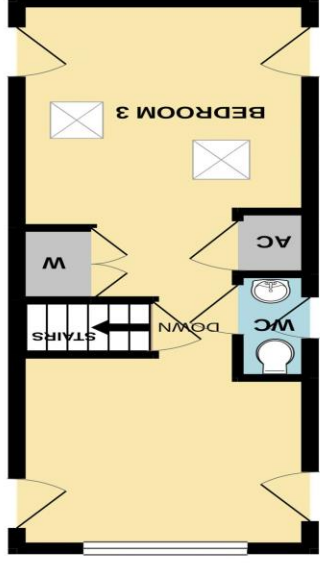
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GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 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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