



Penmanor, Bromsgrove
Offers in Excess of £400,000

Features:

- Characterful semi-detached house
- Dual aspect sitting room with log burner
- Open plan kitchen/diner
- Three double bedrooms
- Large conservatory with log burner
- Family bathroom & ground floor W/C
- Extensive rear garden with insulated office room
- Front lawn & large driveway

Description:

Guide price between £375,000 to £385,000. A charming and beautifully presented three-bedroom semi-detached house situated in a highly regarded cul-de-sac location in the village of Finstall, Bromsgrove. In brief, the property comprises: an entrance hallway with understairs store, dual aspect lounge with feature log burner, open plan fitted kitchen/dining room with integrated fridge/freezer, dishwasher, microwave, double oven and five-burner gas hob, ground floor w/c, small utility with plumbing for washer-dryer, large conservatory with further log burner and double doors opening into the rear garden. Upstairs, the first-floor landing accommodates a generous bedroom one with windows to front and rear, further double bedroom two, well-proportioned bedroom three, a stylish bathroom offering bathtub and separate shower cubicle, built-in cupboard and access to a fully boarded and insulated loft space via a pull-down loft ladder offering potential to convert. Outside the lengthy and beautifully maintained rear garden offers a spacious patio for garden furniture and evening sun, lawn with established borders, greenhouse, log store, raised growing beds and an impressive garden office having fitted electrics, wired internet, log burner, double-glazed and insulated, with ladder up-to a mezzanine/store level above further store to rear. Behind the office, two lean-to areas offer additional garden storage. Furthermore, the property benefits from gated side access, composite front and side doors, double glazing throughout, gas central heating, combi boiler, original wooden internal doors and original quarry tile floor throughout the entrance hallway and kitchen. The property is situated near to Penmanor Playing Field, ideal for families or dog walking with open countryside views. The property is a short distance from Aston Fields, providing local shops, eateries and public houses along with Bromsgrove train station for links into Birmingham. The property also provides easy access to the M5 and M42 for further travel.



Details:

Entrance Hallway

Kitchen

11' 0" x 9' 11" (3.35m x 3.02m)

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m) max

Lounge

16' 0" x 12' 2" (4.87m x 3.71m) max

Conservatory

15' 6" x 10' 1" (4.72m x 3.07m)

W/C

Garden Office

19' 11" x 14' 9" (6.07m x 4.49m)

First Floor Landing

Bedroom One

16' 1" x 10' 11" (4.90m x 3.32m) max

Bedroom Two

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom Three

11' 0" x 8' 2" (3.35m x 2.49m) max

EPC Rating: E

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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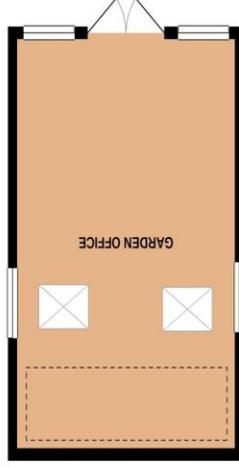
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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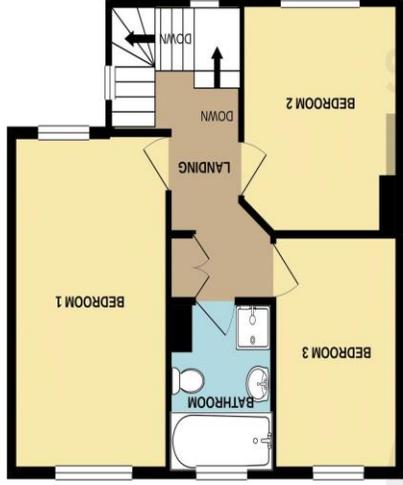
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OUTBUILDING
289 sq. ft. (26.8 sq.m.) approx.



GROUND FLOOR
646 sq. ft. (60.0 sq.m.) approx.



1ST FLOOR
509 sq. ft. (47.2 sq.m.) approx.

TOTAL FLOOR AREA : 1443 sq.ft. (134.1 sq.m.) approx.

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