



**Leadbetter Drive, Bromsgrove**  
Offers Over £295,000



**Features:**

- An extended detached house
- Lounge and dining room
- Breakfast kitchen
- Conservatory
- 3 bedrooms
- Bathroom, shower room and W.C.
- Off-road parking and enclosed rear garden
- EPC - E

**Description:**

An extended 3-bedroom detached house.

The property briefly consists: porch, hall, generous lounge leading through double doors to the dining room, and on to the Conservatory which has patio doors to the rear garden. The hall also gives access to the breakfast kitchen having a good-sized breakfast area and kitchen with matching units and cupboards, inset sink, integrated oven and gas hob. The kitchen leads on to a rear lobby having a door to the rear garden, access to the guest W.C. and on to the utility/shower room having an inset sink and drainer with room for further appliances and a walk-in shower cubicle. Finally, the lobby has pedestrian access to the garage.

Upstairs presents 2 double bedrooms, a generous 3rd bedroom, and the 3-piece bathroom with hand shower over the bath.

Outside to the front is block paved off-road parking leading to the garage which has an electric door, and planted area with lawn. To the rear the enclosed garden gives a patio to the house, a lawn area with mature planting in the borders and a garden shed.

The property is ideally situated for easy access to Bromsgrove town center, local shops, schooling, Saunders Park, and commuter routes to Kidderminster, Redditch, the M5 and M42.





## Details:

### Porch & Hall

### Lounge

21' 7" max x 11' 7" max (6.57m x 3.53m)

### Dining Room

11' 2" x 8' 8" (3.40m x 2.64m)

### Conservatory

10' 0" x 8' 8" (3.05m x 2.64m)

### Breakfast Kitchen

17' 1" max x 8' 9" (5.20m x 2.66m)

### Utility/Shower Room (plus W.C.)

7' 10" x 7' 1" (2.39m x 2.16m)

### Bedroom 1

13' 4" x 10' 11" (4.06m x 3.32m)

### Bedroom 2

9' 9" x 9' 2" (2.97m x 2.79m)

### Bedroom 3

10' 3" max x 7' 7" (3.12m x 2.31m)

### Bathroom

8' 3" x 6' 4" (2.51m x 1.93m)

### Garage

19' 9" x 7' 9" (6.02m x 2.36m)

**EPC Rating:** E

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



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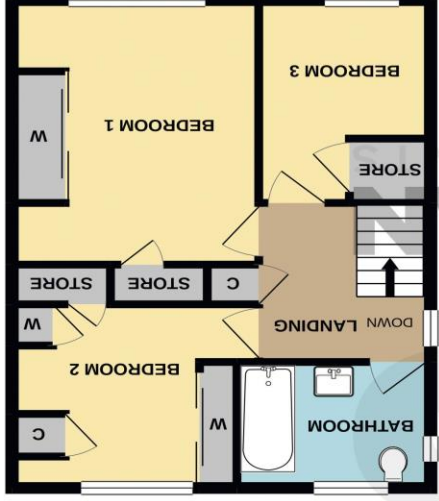
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GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.  
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