



**Fox Lane, Bromsgrove**  
**£265,000**



**Features:**

- An extended traditional semi detached of note
- Three bedrooms
- Three reception rooms
- Extended kitchen/diner
- Ground floor w.c. and study space
- Extended family bathroom
- Fabulous rear garden with views
- 1 car parking. Epc rating E

**Description:** An immaculate three bedroom semi detached home, thoughtfully extended to side and rear. The property layout is as follows: Entrance hall, with access to a spacious ground floor w.c. and wood flooring running though into a pleasant sitting room. This offers a feature fireplace, stairs leading to first floor, under stair storage cupboard and being open to a useful study space with fitted desk and window to rear. Separate lounge, also with fireplace and a bay window over-looking the front. Beyond the sitting room sits the most well-proportioned kitchen/diner, with ample storage units, work surfaces, inset sink, space for a slot in oven, points for appliances and a door leading out to a garden room, also fitted with wooden flooring and gaining access to the patio area through double doors. The first floor is given over to bedroom one to front with a wall of built-in wardrobes, bedroom two having window to side and a small wardrobe to alcove. Bedroom three has been extended to enlarge the space which benefits from a roof skylight and rear window. The impressive bathroom of some 10ft wide, is fitted with a separate shower enclosure as well as a bath, has display shelf and roof window. Outside: Parking for one car is set to front, there is also a side gate leading to space for some storage. The rear garden is of particular note, being ample in proportion and thoughtfully laid out with pretty borders, curved lawns, several seating areas, it has two sheds and a wooden apex seat, shady areas to rear, vegetable patch and well established trees. Other benefits include: Double glazing, replaced central heating boiler and drop-down ladder to a partially boarded loft. Local facilities include a good range of popular schools, local shop/newsagents, access to Sanders Park with foot paths towards open countryside. Excellent road transport links, as well as a short drive into Aston Fields for the railway station.





## Details:

### Entrance Hall

### Ground floor w.c.

### Sitting room with study area off

13' 0" x 11' 0" to stairs (3.96m x 3.35m)

### Front Lounge

12' 9" x 12' 7" into bay (3.88m x 3.83m)

### Kitchen/Diner

15' 4" x 12' 11" (4.67m x 3.93m)

### Garden Room

12' 0" x 10' 2" (3.65m x 3.10m)

### Bedroom 1

10' 9" x 10' 9" to wardrobes (3.27m x 3.27m)

### Bedroom 2

11' 0" x 9' 8" (3.35m x 2.94m)

### Bedroom 3

13' 0" x 7' 6" min d (3.96m x 2.28m)

### Family Bathroom

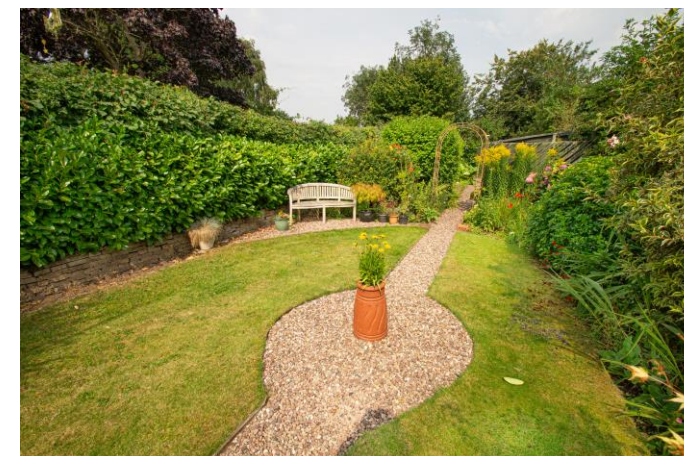
10' 0" x 7' 3" (3.05m x 2.21m)

**EPC Rating:** E

**Council Tax Band:** B (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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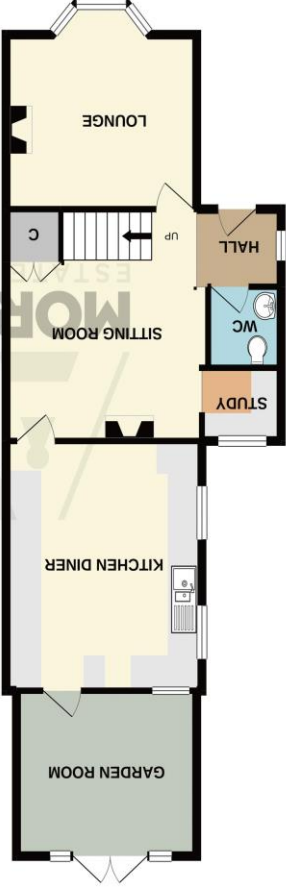
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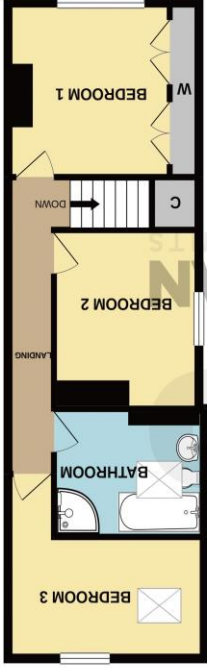
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GROUND FLOOR  
719 sq. ft. (66.8 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



Notes: Every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, stairs and any other feature are approximate and 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, fixtures and appliances shown here and named herein and no guarantee as to their quantity or accuracy can be given.  
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