



**Harbours Close, Bromsgrove**  
Guide Price £360,000

**Features:**

- Extended detached house
- Four double bedrooms
- Kitchen, Utility room & Dining room
- Lounge with bay window
- Ground floor w/c, en-suite & family bathroom
- Private rear garden & garden store
- Driveway and front garden
- EPC - E

**Description:**

A well-presented and extended detached family home boasting four double bedrooms and situated in a highly sought-after cul-de-sac location on the modern Forelands development, Bromsgrove.

In brief the property comprises, entrance hallway with ground floor w/c, sizable lounge with bay window and feature fireplace, dining room with door to rear garden, fitted kitchen having a recently re-fitted oven with gas hob over and giving off into a separate utility area having space for further utilities. The previous garage has been thoughtfully converted into a further lounge/second reception room and a large garden storeroom which can be accessed via the garden. Upstairs the first floor has also been extended above the garage to accommodate further living space. The landing gives off to a master bedroom with integrated wardrobe store and shower room en-suite, a family bathroom and three further well-proportioned double bedrooms. Outside the rear of the property enjoys a private garden mostly laid to lawn with patio space, timber shed store, side access gate and fenced boundaries. With the front occupying a further lawn and driveway for off road parking. The property itself is well situated within close proximity to Bromsgrove town centre providing a range of shops, eateries, leisure facilities, transport links, highly regarded schooling and access to major road links including the M5 and M42.



**Details:**

**Entrance Hallway**

**Living Room**

16' 4" x 10' 8" (4.97m x 3.25m) max

**Dining Room**

9' 9" x 9' 6" (2.97m x 2.89m)

**Kitchen**

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

**Utility Room**

9' 9" x 5' 4" (2.97m x 1.62m)

**Lounge**

11' 2" x 7' 0" (3.40m x 2.13m)

W/C

**Garden Store**

5' 1" x 7' 7" (1.55m x 2.31m)

**First Floor Landing**

**Master bedroom**

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

En-suite

**Bedroom Two**

8' 4" x 16' 6" (2.54m x 5.03m) max

**Bedroom Three**

13' 7" x 7' 3" (4.14m x 2.21m)

**Bedroom Four**

9' 8" x 10' 6" (2.94m x 3.20m) max

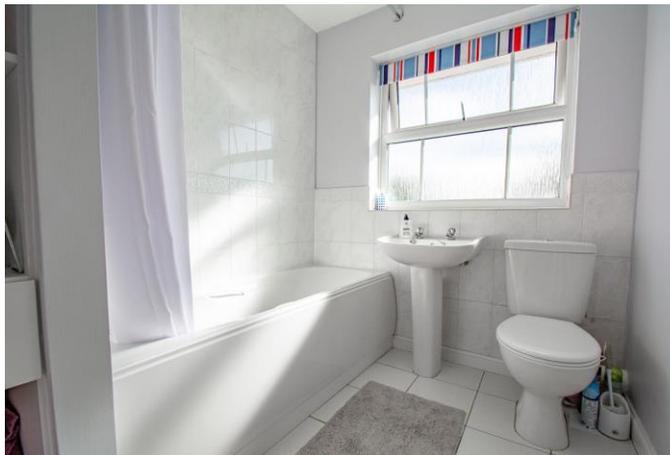
**Family Bathroom**

6' 9" x 6' 4" (2.06m x 1.93m) max

**EPC Rating:** E

**Council Tax Band:** E (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](http://www.morganfs.co.uk)

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### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR (57.4 sq.m.) approx.

1ST FLOOR (53.4 sq.m.) approx.

TOTAL FLOOR AREA: 1192 sq.ft. (110.8 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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