



Briar Close, Bromsgrove
Offers Over £425,000

Features:

- Modern detached family home
- Four bedrooms
- Lounge & separate dining room
- Contemporary fitted breakfast kitchen & utility
- Large conservatory & study
- Ground floor w/c main bathroom & modern en-suite
- Generous rear garden, double garage & driveway
- EPC - D

Description:

A fine example of a four-bedroom detached house, boasting generous living accommodation. Situated in a highly regarded cul-de-sac location of Lickey End, Bromsgrove. In brief the property features:- Entrance hall with store cupboards, downstairs wc, lounge with feature fireplace and double doors to dining room with double doors to conservatory with further French doors to rear garden, impressive contemporary breakfast kitchen with integrated fridge, freezer, dishwasher, double oven with gas hob and extractor hood over along with separate utility room utility room and a study/play room, Moving upstairs the first-floor landing situates a master bedroom with built in wardrobes and modern en-suite shower room, double bedroom two also with built in wardrobe, well-proportioned bedrooms three and four and a modern bathroom with shower over bath. To the rear of the property accommodates a generous and well-maintained garden benefitting from initial patio space to a raised lawn, decking area to the rear and fenced boundaries. The impressive frontage of the property benefits from a driveway for off road parking and a double garage. Further benefits include gas central heating and double glazing throughout, Karndean flooring throughout the entrance hallway, dining room, study and conservatory, fitted external electrical sockets and a part boarded loft space. The property occupies a prime position in a cul-de-sac location of Lickey End, positioned between Barnt Green and Bromsgrove town conveniently located near excellent first school, shops, and local amenities. The property also benefits from ease of access to fantastic road links including the M5 and M42 motorways.



Details:

Entrance Hallway

Lounge

16' 4" x 12' 6" (4.97m x 3.81m) max

Dining Room

12' 6" x 9' 0" (3.81m x 2.74m)

Kitchen/Breakfast Room

15' 5" x 12' 3" (4.70m x 3.73m) max

Utility Room

7' 11" x 5' 9" (2.41m x 1.75m)

Study

10' 7" x 8' 7" (3.22m x 2.61m)

Conservatory

13' 11" x 12' 3" (4.24m x 3.73m)

Double Garage

16' 0" x 16' 0" (4.87m x 4.87m)

First Floor Landing

Master Bedroom

12' 7" x 9' 10" (3.83m x 2.99m)

En-suite

6' 0" x 5' 11" (1.83m x 1.80m)

Bedroom Two

12' 7" x 9' 0" (3.83m x 2.74m)

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.61m)

Bedroom Four

8' 9" x 7' 6" (2.66m x 2.28m) max

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

EPC Rating: D

Council Tax Band: F (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?

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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, to arrange a survey.

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the layout 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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