



**Brook Road, Bromsgrove**  
Auction Guide Price £155,000



**Features:**

- Characterful terraced house
- Two double bedrooms
- Dining Room & separate living room
- Kitchen & utility area
- Family bathroom
- Enclosed rear garden
- Driveway & garage
- EPC - TBC

**Description:**

A characterful mid terraced house offering excellent potential for modernisation and having two double bedrooms, situated in a sought-after location of central Bromsgrove. The interior of the property briefly comprises a porch to the front, dining room with feature fireplace, well-proportioned living room with further fireplace and stairs rising to the first floor along with handy under stairs store, the kitchen provides a range of wall and base units, inset sink, free standing gas cooker and a separate utility area giving access to the rear garden. Upstairs the first-floor landing accommodates two great sized double bedrooms with bedroom two having built in wardrobe storage, a family bathroom offering a bathtub with overhead shower unit and an airing cupboard for storage. The property also benefits from a good-sized loft space with excellent potential to convert, a separate driveway for off road parking with and garage for storage. Outside the enclosed rear garden offers an initial patio space, fenced boundaries, and a side access gate to the front of the property situates a walled garden with gate. Situated in a popular central location with easy access to Bromsgrove town offering a variety of shops, leisure facilities, eateries, and well-regarded schooling. The property is also well positioned for access to major road links including the M5 & M42.





## Details:

### Porch

### Dining Room

10' 9" x 12' 6" (3.27m x 3.81m) max

### Living Room

14' 4" x 12' 6" (4.37m x 3.81m) max

### Kitchen

10' 3" x 6' 8" (3.12m x 2.03m)

### Utility Room

7' 6" x 5' 3" (2.28m x 1.60m)

### First Floor Landing

### Bedroom One

10' 9" x 12' 6" (3.27m x 3.81m) max

### Bedroom Two

11' 6" x 9' 10" (3.50m x 2.99m) max

### Bathroom

10' 3" x 7' 0" (3.12m x 2.13m) max

### Garage

### EPC Rating:

**Council Tax Band:** B (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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Property to sell?

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.

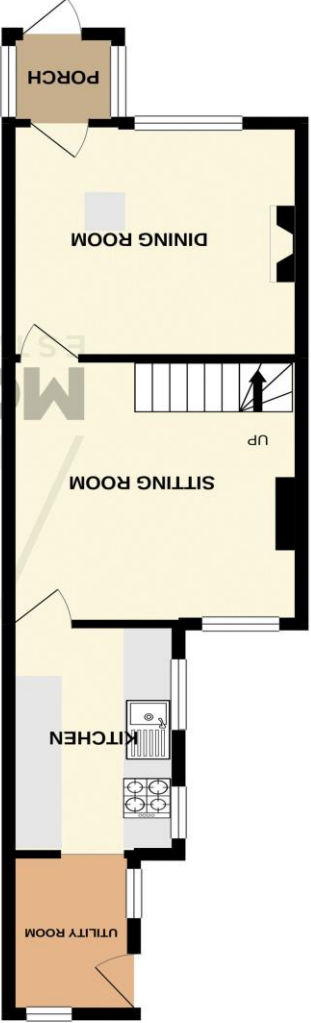
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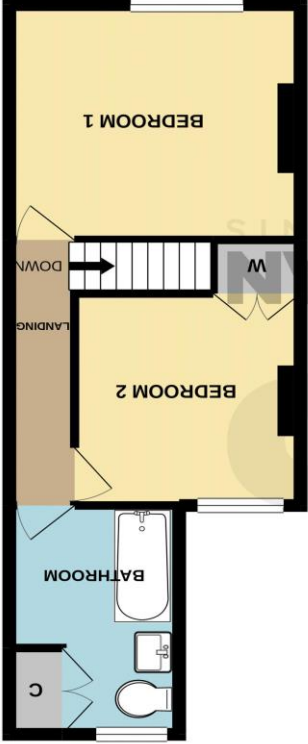
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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 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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