



**Humphrey Avenue, Bromsgrove**  
Offers Over £200,000



**Features:**

- Generous semi-detached house
- Three bedrooms
- Spacious lounge
- Large kitchen/diner
- Covered entry with utility
- Family bathroom & ground floor W/C
- Extensive rear garden & driveway
- EPC - E

**Description:**

A substantial three-bedroom semi-detached house offering generous living space. In brief the property comprises: entrance hallway with stairs rising to the first floor, spacious lounge with feature fireplace and sliding doors to a conservatory, a sizable fitted kitchen/dining room provides integrated Bosch oven with electric hob and extractor hood over, space for under counter fridge and handy storage cupboards. A side door from the kitchen gives access to a recently added side entry and utility space offering under counter space for additional appliances, ground floor w/c and front/rear access doors. Upstairs the first floor landing situates good sized, double bedrooms one and two, with bedroom one having large storage cupboard, a further well sized bedroom three and a modern style family bathroom benefitting from a P-shaped bathtub with overhead power shower. To the rear the property boasts a substantial garden with patio space, brick-built storage shed, sizable lawn and fenced boundaries. To the front occupies a block paved driveway offering parking for up to three cars and a low maintenance slate chipping area to the side bordered by hedgerow. Additionally, the property benefits from gas central heating, double glazing, and insulated loft space. The property is situated in a popular residential area nearby to local convenience store, pub, post office and within 1.5 miles of Bromsgrove town offering a variety of shopping and leisure facilities, amenities, restaurants and eateries while allowing ease of access to major road and commuter links including the M5 and M42.





## Details:

### Entrance Hallway

### Lounge

17' 4" x 12' 3" (5.28m x 3.73m) max

### Conservatory

9' 4" x 10' 7" (2.84m x 3.22m)

### Kitchen/Diner

17' 0" x 13' 2" (5.18m x 4.01m) max

### Covered Entry/Utility

0' 0" x 0' 0" (0.00m x 0.00m)

### W/C

### First Floor Landing

### Bedroom One

8' 8" x 12' 4" (2.64m x 3.76m)

### Bedroom Two

9' 5" x 11' 3" (2.87m x 3.43m) to front of wardrobes

### Bedroom Three

7' 9" x 9' 1" (2.36m x 2.77m)

### Bathroom

7' 0" x 6' 9" (2.13m x 2.06m)

### EPC Rating: E

**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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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)

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.

Need a solicitor?

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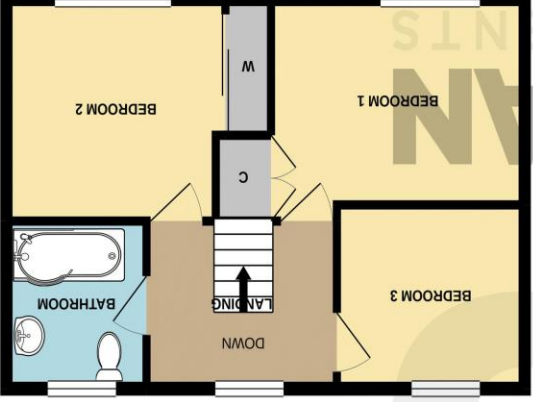
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GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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 only 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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