



AP MORGAN

**Alcester Road, Bromsgrove**  
Offers Over £250,000

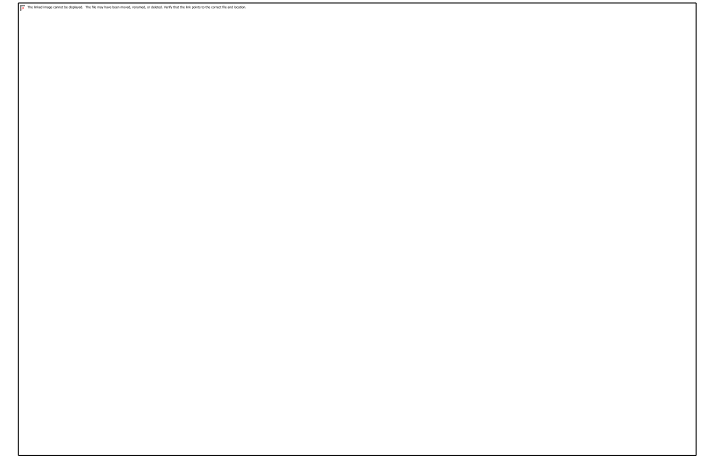


**Features:**

- A well-presented traditional house
- Lounge
- Dining Room
- Kitchen and utility
- Guest W.C. and upstairs bathroom
- Two bedrooms & two loft rooms
- Off-road parking
- EPC - E

**Description:**

A well-presented traditional house in the sought-after area of Lickey End. The property briefly comprises: Entry to the dining room having a feature fireplace and door to the lounge, again with traditional fireplace and front aspect. From the dining room is access to the kitchen which has a range of matching units and cupboards, inset sink and drainer, with space for the cooker of your choice. An archway leads to the utility area, giving space for further white goods, and then on to the guest W.C. Finally from the kitchen is a door to the garden room and a door to the rear garden. On the first floor is double bedroom 1, having built-in wardrobes, and access to the bathroom which features a shower over the bath. Across the landing is double bedroom 2 again with built-in wardrobes and access to stairs leading to the second floor which presents 2 further loft rooms, one presently being used as a study. Outside the front is dedicated to off-road parking whilst the rear garden is long and has a patio area to the house, garden shed and lawn, whilst toward the top of the garden is further lawn, a further garden shed and summer house. The property benefits from a location that is excellent for popular schools, small shops, access to the M42 and M5, national restaurant chain, petrol station, and nearby open countryside.





**Details:**

**Lounge**

12' 1" x 10' 11" (3.68m x 3.32m)

**Dining Room**

12' 1" x 12' 0" (3.68m x 3.65m)

**Kitchen**

9' 0" max x 6' 9" max (2.74m x 2.06m)

**Utility**

6' 3" max x 5' 4" max (1.90m x 1.62m)

**W.C.**

**Garden Room**

**Bedroom 1**

12' 1" x 10' 10" (3.68m x 3.30m)

**Bedroom 2**

12' 1" x 10' 11" (3.68m x 3.32m)

**Bathroom**

6' 11" max x 4' 9" max (2.11m x 1.45m)

**Loft Room**

7' 10" max x 7' 2" max (2.39m x 2.18m)

**Loft Room**

11' 10" x 7' 7" max (3.60m x 2.31m)

**EPC Rating:** E

**Council Tax Band:** C (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 solicitor?

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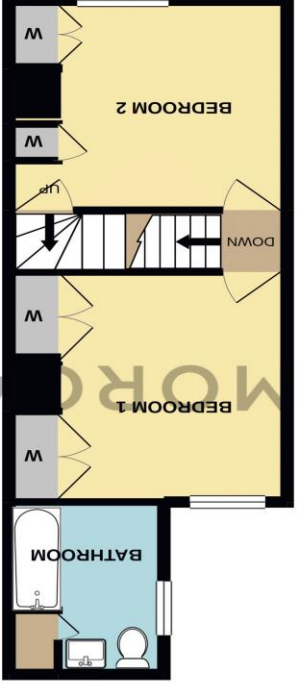
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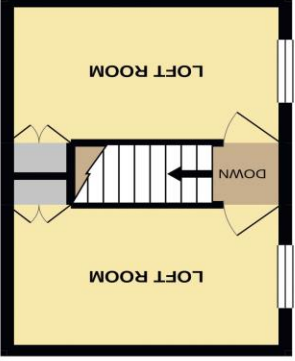
GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.  
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