



Julian Close, Bromsgrove
Offers Over £265,000

Features:

- Three bedroom detached house
- Lounge & dining room
- Kitchen & large utility room
- Family bathroom
- Conservatory & low maintenance garden
- Garage & block paved driveway
- Excellent potential to extend into garage
- EPC - TBC

Description:

A well-laid, three-bedroom, detached house in need of some modernisation situated in a popular location of Catshill, Bromsgrove. Having excellent potential, the interior of the property is laid as follows, large entrance porch, hallway with stairs to first floor, guest W/C, lounge with feature gas fire, opening into a dining room and sliding doors through to a conservatory at the rear, fitted kitchen having integrated oven and gas hob over and an integral door into a garage which extends to the rear to incorporate a separate utility/garden room. Moving upstairs the first-floor landing establishes two double bedrooms with bedroom one having built in wardrobe units, good-sized single bedroom three and a unique family bathroom. The exterior of the property benefits from a low maintenance garden at the rear mostly laid to paved patio, while the front of the property provides a block paved driveway for parking up to three cars. Additionally the property offers, double glazing, cavity wall insulation, UPVC soffits, gas central heating and Sunuser solar water heating panels. Conveniently located in close proximity to local amenities, including a post office, small supermarkets, primary school and several eating establishments are within walking distance, as well as public foot paths into open fields. A short drive makes the M42/M5 motorway junctions are most reachable for commuting to Birmingham and surrounding areas.



Details:

Porch

Hallway

W/C

Lounge

13' 2" x 11' 5" (4.01m x 3.48m)

Dining Room

9' 4" x 9' 3" (2.84m x 2.82m)

Kitchen

9' 4" x 8' 5" (2.84m x 2.56m)

Garage

14' 9" x 8' 6" (4.49m x 2.59m)

Utility Room

15' 3" x 9' 1" (4.64m x 2.77m)

First Floor Landing

Bedroom One

12' 5" x 11' 1" max into recess (3.78m x 3.38m)

Bedroom Two

10' 2" x 11' 1" max into recess (3.10m x 3.38m)

Bedroom Three

8' 9" x 7' 9" both max (2.66m x 2.36m)

Bathroom

EPC Rating:

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.**



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

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?

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
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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