



**Oakland Grove, Bromsgrove**  
Offers in the Region Of £215,000



**Features:**

- Modern semi-detached house
- Two bedrooms
- Good-sized lounge/diner
- Fitted kitchen
- Modern shower room & ground floor W/C
- Enclosed rear garden
- Block paved front drive
- EPC - TBC

**Description:**

A very-well presented, semi-detached house, presenting two good-sized bedrooms and situated on a modern residential estate within easy reach of Bromsgrove town. This well-maintained property briefly comprises: Entrance hallway with access to a modern guest w.c., fitted kitchen with integrated electric oven, hob, including space for fridge and washing machine. The spacious lounge/dining room features a coal effect gas fire with surround, under stairs storage and large sliding patio doors opening to the rear garden. Moving up-to the first floor the landing takes you through to a well-proportioned bedroom one overlooking the front outlook to the property, and a handy walk-in wardrobe space for storage, an additional bedroom two overlooking the rear garden, while a refitted contemporary shower room hosts a large walk-in shower unit with waterfall shower head and separate shower handset. To the rear of the property presents an initial paved patio area, to lawn with fenced boundaries and secure gated side access, with the front of the property offering a fenced patio area and block paved driveway for parking up-to two cars. Additional benefits include gas central heating, re-fitted laminate flooring throughout hallway and lounge, recently replaced double glazing with included 10 year warranty and part boarded and insulated loft space with pull down loft ladder. Situated in great location situated off the Birmingham Road in a very desirable area for local shops, main road links, both in town and out to the main motorway junctions for commuting into Birmingham, Worcester and surrounding areas.





**Details:**

**Entrance Hall**

**Lounge/Diner**

14' 5" x 12' 9" (4.39m x 3.88m) both max

**Kitchen**

9' 3" x 6' 4" (2.82m x 1.93m)

**Guest W/C**

6' 0" x 2' 8" (1.83m x 0.81m)

**First Floor Landing**

**Bedroom One**

10' 2" x 9' 8" (3.10m x 2.94m)

**Walk-in Wardrobe**

**Bedroom Two**

7' 1" x 12' 9" (2.16m x 3.88m)

**Shower Room**

6' 2" x 6' 2" (1.88m x 1.88m)

**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.



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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.

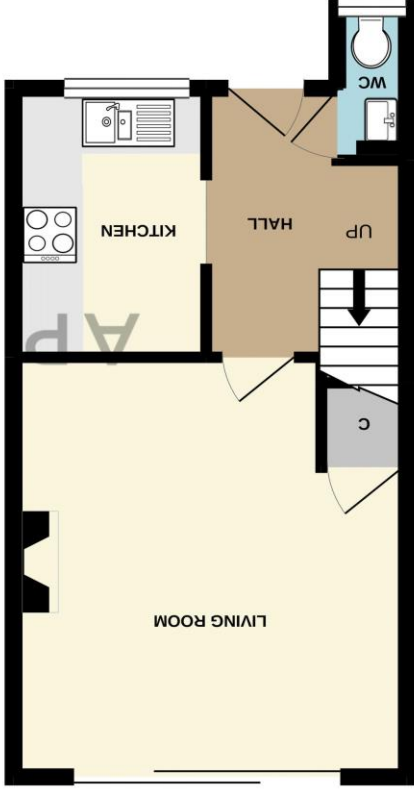
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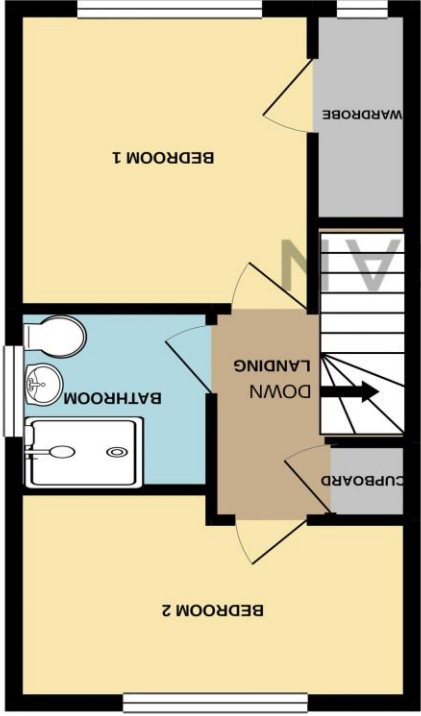
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GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 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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