



**Kingcup Close, Bromsgrove**  
**£220,000**



**Features:**

- Well presented semi-detached house
- Three bedrooms
- Open plan living/dining room
- Modern fitted kitchen
- Family bathroom & ground floor W/C
- Enclosed rear garden
- Off-road parking
- EPC - B

**Description:**

A modern, three-bedroom, semi-detached house constructed approximately five years ago by Bovis homes, on a modern and sought after residential development of Church Meadows in Catshill, Bromsgrove. The well-proportioned and presented interior of the property briefly comprises of: Entrance hallway giving off to a guest W.C., leading to the spacious and open plan ground floor presenting a modern fitted kitchen with integrated oven, hob, fridge/freezer, dishwasher, and washing machine, along with open plan lounge/dining area having generous built-in storage cupboard, and French doors giving a view of the rear outlook. Moving upstairs the landing presents a airing cupboard and gives off to a good-sized bedroom one, double bedroom two, a well-proportioned single bedroom three, currently being utilised as a home office space and a modern family bathroom with shower over the bath. Outside to the rear provides an manageable, enclosed garden featuring initial paved patio to lawn with timber shed and fenced boundaries. Off-road parking is available for one car in front of the property. Situated in a cul-de-sac location nearby to a spacious green, providing a play area, an abundance of mature trees and views across a fresh-water pond and bridge. The property is accessible for a range of local shops, eating establishments, and community facilities, as well as schools and a park. Excellent road links are within easy reach including the M5 and M42 ideal for commuting to surrounding areas and into Birmingham City centre.





**Details:**

**Entrance Hallway**

**Ground Floor W/C**

6' 8" x 3' 2" (2.03m x 0.96m)

**Open Plan Living room/Diner**

14' 8" max x 20' 2" to door of entrance hallway (4.47m x 6.14m)

**Kitchen**

9' 9" x 6' 9" (2.97m x 2.06m) both max

**First Floor Landing**

**Bedroom One**

14' 5" x 8' 2" (4.39m x 2.49m)

**Bedroom Two**

10' 9" x 8' 2" (3.27m x 2.49m)

**Bedroom Three**

9' 0" x 6' 3" (2.74m x 1.90m)

**Family Bathroom**

6' 8" x 6' 3" (2.03m x 1.90m)

**EPC Rating:** B

**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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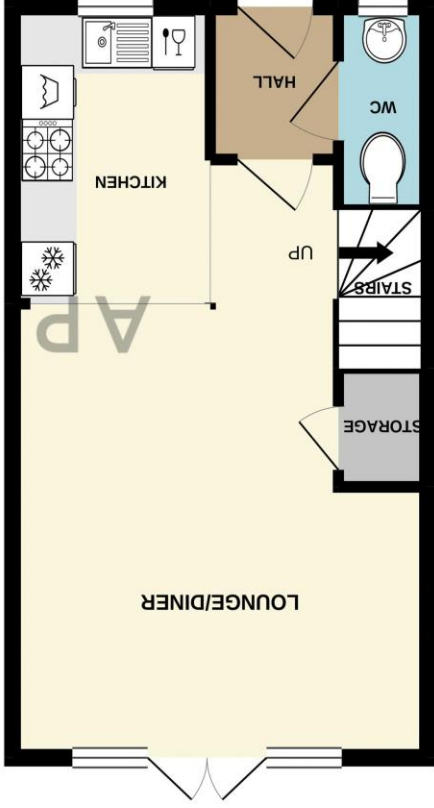
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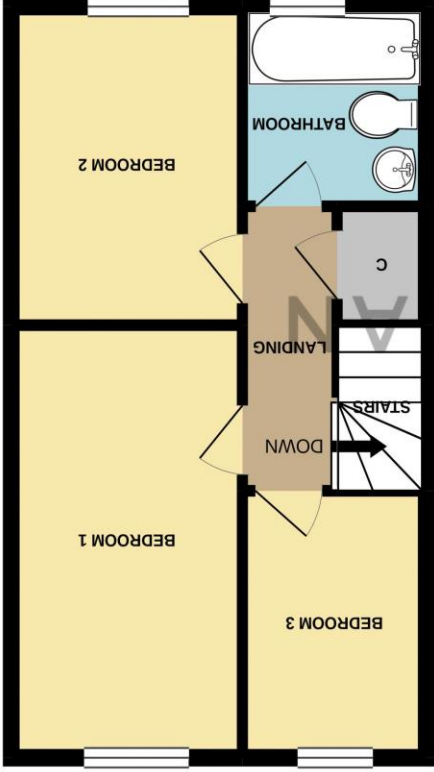
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GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



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