



4 Mondrian Road, Bromsgrove, B60 2DP

BERRIMAN  
EATON



## 4 Mondrian Road, Bromsgrove, B60 2DP

Three bedroom modern style end terrace home with no onward chain and garage to rear

### LOCATION

The Oakalls is a highly regarded residential development located to the east of Bromsgrove town centre, which is one of the most sought after developments within the town for young families due to its close proximity to the highly favoured Finstall First School. Bromsgrove has a wide variety of facilities including shops and recreational facilities with two health clubs and an adjoining golf club. The nearby district of Aston Fields, the home of the new improved Bromsgrove railway station which is just a mile and a half away, providing frequent links to Birmingham city centre. Aston Fields itself has a thriving centre with good local shops including a butcher, post office, restaurants, popular public house and café bars. The Oakalls is also well-placed for access to the nearby motorway network with onward connections to Birmingham International Airport.

(Road) M42 (Junction 1) 2 miles, M5 (Junction 4) 3 miles, rail station 1.3 miles, Birmingham city centre 15 miles, Worcester city centre 17 miles. (All mileages are approximate).

### DESCRIPTION

Set within a pleasant cul de sac on this popular development a three bedroom modern townhouse available with no onward chain, featuring a low maintenance garden and garage to the rear.

### ACCOMMODATION

The property set back behind a paved pathway with flower beds to side, a canopy porch and entrance door opens to the reception hall with laminate flooring and guest cloakroom. To the front of the house the kitchen is fitted with a range of base and wall cabinets with built in oven and hob. There is space and plumbing for further appliances.

Across the back of the house a pleasant sitting room with double doors overlooks the garden, a living flame gas fire with surround is the focal point of the room.

Stairs rise from the sitting room to the generous first floor accommodation. The master bedroom has built in wardrobes and an en suite shower room. Bedroom two also has built in wardrobe and bedroom three is also a good size. The family bathroom has a bath with shower over.

### OUTSIDE

The Garden has been designed for ease of maintenance, a decked area with pergola over creates a lovely seating area at the bottom of the garden. A side gate leads to the garage block and parking, the garage is the second on the left as highlighted on our image.

Find and navigate to the exact location of this property by searching its 3 word address  
///cement/pylons/depth

### SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – Bromsgrove

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows there is limited coverage indoors and all four of the main providers have likely coverage outdoors

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

#### Tettenhall Office

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#### Bridgnorth Office

01746 766499

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#### Wombourne Office

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#### Lettings Office

01902 749974

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#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

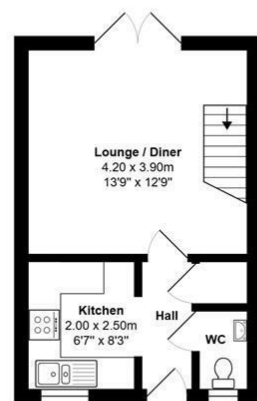
Asking Price  
£299,950

EPC: C

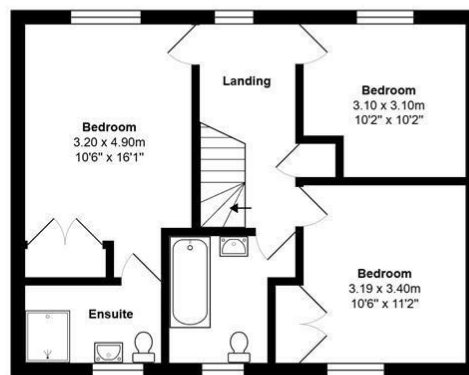
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



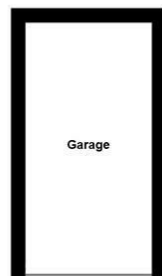
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Ground Floor



Bathroom  
2.60 x 2.40m  
8'6" x 7'11"



Garage

Total Approx Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



