



29 Old Station Road, Bromsgrove, Worcestershire, B60 2AA

£357,500

Allan Morris
estate agents

29 Old Station Road, Bromsgrove, Worcestershire, B60 2AA

'NO UPWARD CHAIN'

This deceptively spacious freehold link-detached family home is situated in a desirable residential area within walking distance of the sought after local schools, railway station and the facilities of the town centre.

The house offers flexible and spacious accommodation of approximately 1,250sqft, briefly comprising: a double glazed porch; reception hall; lounge; fitted breakfast kitchen; dining/family room; lobby; toilet/toilet; dining/playroom; landing; three double bedrooms; two en suite shower rooms; and an en suite bathroom.

In addition, the property has PVC double glazing, gas-fired central heating, a block paved drive for two cars, a private roof terrace and landscaped gardens.



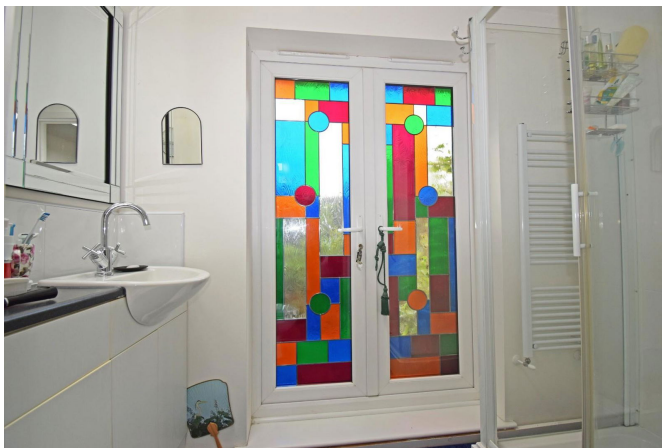


DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,250sqft.
- Landscaped gardens.
- Two car drive.
- Landing, three bedrooms, en suite bathroom & 2 en suite shower rooms.
- Hall, lounge, fitted breakfast kitchen, snug, dining room & utility/w.c.
- Energy Performance Certificate, band C.
- Council Tax Band D (Bromsgrove District Council).
- No upward chain.





INCLUSIONS

- Carpets & floor coverings as fitted
- Window dressings as fitted
- Fireplace & gas fire in lounge
- Dishwasher, fridge/freezer and range in kitchen
- Light fittings as fitted
- Wardrobes as fitted

DESCRIPTION

GROUND FLOOR

- **ENCLOSED PORCH** with a glazed front door to:
- **RECEPTION HALL**
- **LOUNGE** 4.57m x 3.66m (15'0" x 12'0")



- **FITTED BREAKFAST KITCHEN** 4.60m X 3.23m (15'1" x 10'7")
- **SNUG / DINING ROOM** 3.76m x 2.39m (12'4" x 7'10")
- **LOBBY**
- **TOILET / UTILITY** 1.68m x 1.24m (5'6" x 4'1")
- **DINING ROOM / PLAYROOM** 3.35m x 2.36m (11'0" x 7'9")

FIRST FLOOR

- **LANDING**
- **BEDROOM ONE** 4.95m x 2.39m (16'3" x 7'10")
- **EN SUITE SHOWER ROOM** 2.39m x 1.27m (7'10" x 4'2")
- **PRIVATE ROOF TERRACE** 2.64m x 2.59m (8'8" x 8'6")

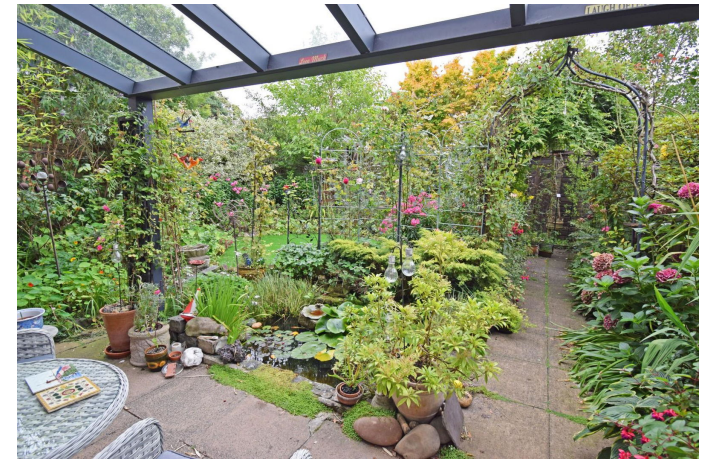


- **BEDROOM TWO** 4.57m x 2.54m < 2.74m (15'0" x 8'4" < 9'0")
- **EN SUITE SHOWER ROOM** 2.03m x 1.98m (6'8" x 6'6")
- **BEDROOM THREE** 3.33m x 2.54m (10'11" x 8'4")
- **EN SUITE BATHROOM** 2.26m x 1.96m (7'5" x 6'5")

OUTSIDE

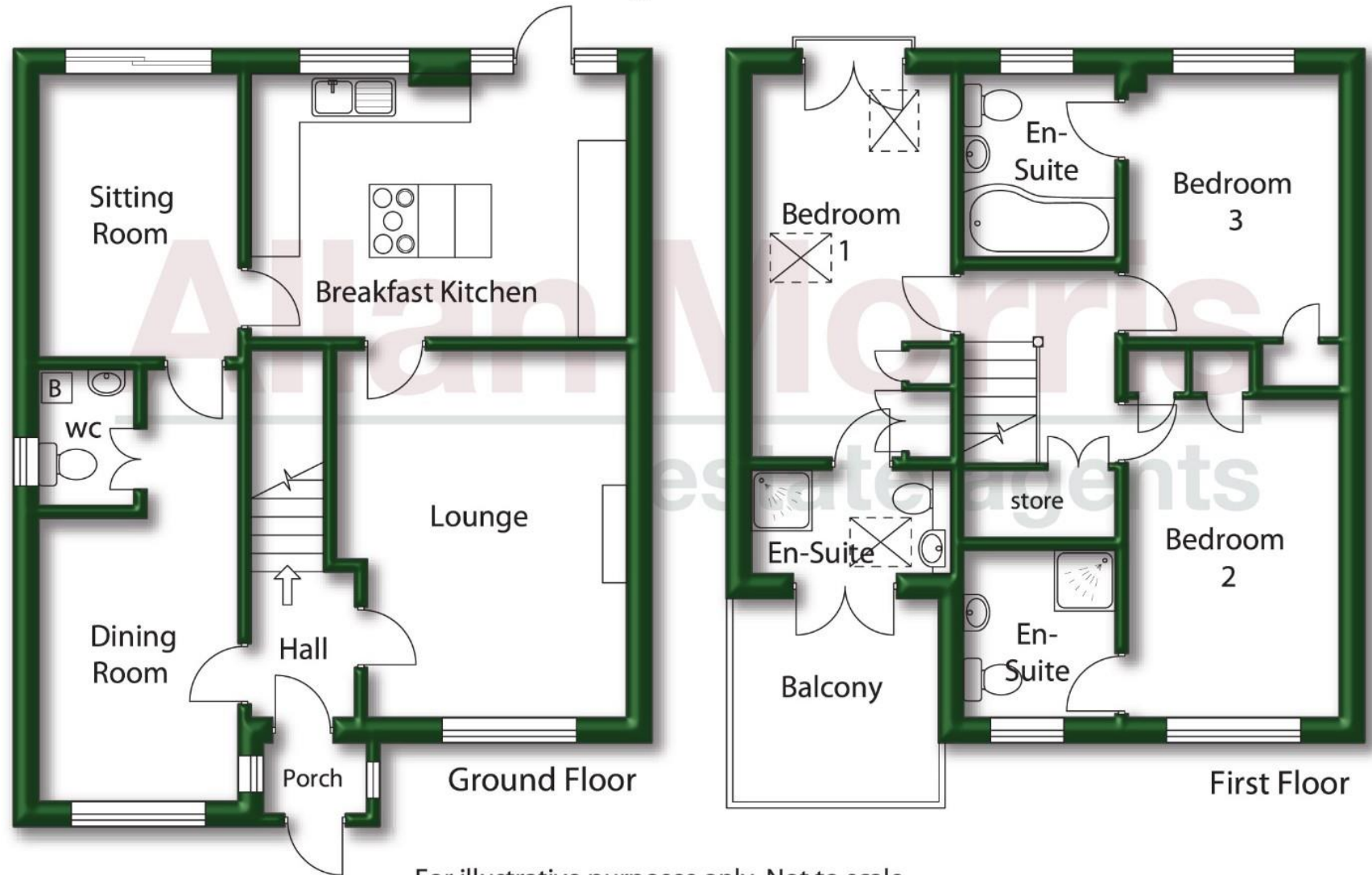
- **PARKING** Two car driveway
- **GARDENS** Landscaped gardens to front and rear.





DIRECTIONS

- From High Street turn into New Road and take the second turning on the right into The Crescent. Turn first left continuing along The Crescent and turn left at the end of the road into Old Station Road, where the property will be found on the left as indicated by the agent's 'for sale' board.



For illustrative purposes only. Not to scale.

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