



Churchfields Close, Bromsgrove

£230,000

**Allan Morris**  
estate agents



# Churchfields Close, Bromsgrove

'VACANT & NO UPWARD CHAIN'

This freehold semi-detached house occupies a good sized plot with private west north westerly facing rear gardens and a gated drive with off-road parking for four cars. The property is situated within walking distance of the facilities of the town centre and is convenient for commuting to Birmingham and the national motorway network.

The house is in need of modernisation, offers potential for extension (subject to planning permission) and has gas-fired central heating and PVC double glazing.

The accommodation amounts to approximately 765sqft, briefly comprising: a hall; lounge; fitted kitchen diner; wetroom shower; first floor landing; three bedrooms; and a bathroom.







## 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

- Vacant & No Upward Chain
- Gas-fired central heating with a 'Viessmann' combination boiler.
- PVC double glazing.
- Freehold tenure.
- Floor area of 765sqft.
- Gated four car drive.
- Energy Performance Certificate, band D.
- Council Tax Band B (Bromsgrove District Council).
- Private west north westerly garden
- In need of modernisation.

## INCLUSIONS

- Carpets, curtains, blinds & light fittings as fitted
- Fireplace & electric fire in lounge
- Washing machine & cooker in kitchen
- Timber shed in garden









## DESCRIPTION

### GROUND FLOOR

- **SINGLE GLAZED PORCH** with a double glazed front door opening to:
- **HALL** 1.24m x 1.06m (4'1" x 3'6")
- **LOUNGE** 4.59m x 4.09m (15'0" x 13'5")
- **FITTED KITCHEN DINER** 4.06m x 4.62m (13'4" x 15'2")
- **UNDERSTAIRS STORE** 2.58m x 0.88m (8'5" x 2'10")
- **WETROOM SHOWER** 1.48m x 1.39m (4'10" x 4'7")

### FIRST FLOOR

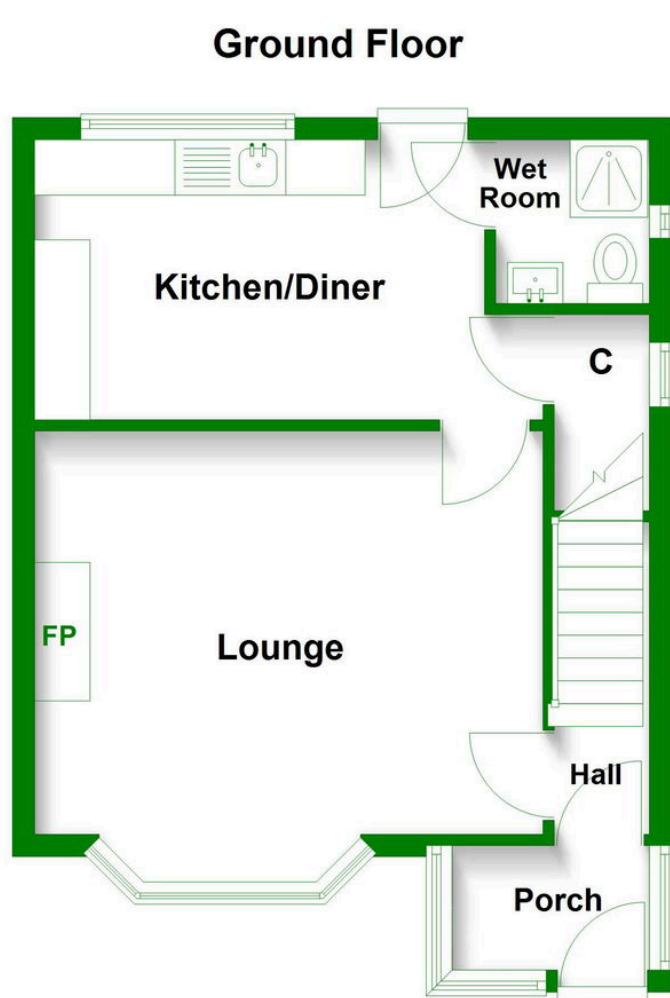
- **LANDING** 2.21m x 1.37m (7'3" x 4'6")  
Having a built-in cupboard
- **BEDROOM ONE** 3.28m x 3.13m (10'9" x 10'3")
- **BEDROOM TWO** 3.13m x 3.01m (10'3" x 9'10")
- **BEDROOM THREE** 2.59m x 2.41m (8'6" x 7'11")
- **BATHROOM** 2.39m x 1.67m (7'10" x 5'5" < 5'11")

### OUTSIDE

- **PARKING** To the front there is a gated gravel drive, providing off-road parking for four cars.
- **GARDENS** There is a wide paved area to the side of the house opening into the private rear garden, having a lovely west north westerly aspect.







Not to scale.  
For general guidance purposes only  
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Plan produced using PlanUp.

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