



8 Samsara Road, The Oakalls, Bromsgrove, B60 2TQ

£562,500

Allan Morris
estate agents

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'No Upward Chain'

This freehold detached family home is situated in a desirable residential area within walking distance of the local schools, railway station, amenities of Aston Fields and facilities of the town centre. The location is convenient for the national motorway network and commuting to Birmingham and Worcester.

The house has been upgraded and remodelled by the current owners, offering well presented accommodation of approximately 1,725sqft (excluding garage and store), comprising: ground floor - a reception hallway with a fitted cloakroom, lounge, and open plan refitted breakfast kitchen, dining and garden room; first floor - landing, two double bedrooms with wardrobes, an en suite shower room, two large single bedrooms, & a family bathroom; second floor - landing, large double bedroom suite with dressing area, wardrobes & a lovely remodelled en suite bathroom.

Large single garage and store/utility, drive and south westerly garden.



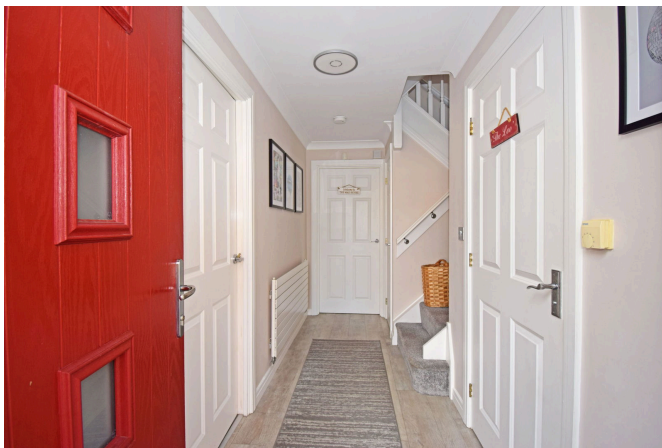


DISCLAIMER

- 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

- Five bedrooms, 2 en suite, dressing area & bathroom
- Hall with refitted cloakroom; lounge & open plan refitted kitchen, dining & garden room
- Gas-fired central heating
- PVC double glazing.
- Freehold tenure
- Private garden with a lovely south westerly aspect
- Large single garage & store/utility (was tandem garage) plus drive
- Energy Performance Certificate, band C
- Council Tax Band F (Bromsgrove District Council).





INCLUSIONS

- Range oven, cookerhood, integrated dishwasher, washing machine & fridge in kitchen
- Sonos speakers and amp in kitchen
- Fireplace & electric fire in lounge
- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALLWAY** 3.83m x 1.37m (12'6" x 4'6")
- **FITTED CLOAKROOM** 1.92m x 1.33m (6'3" x 4'4")
- **LOUNGE** 4.48m x 3.81m (14'8" x 12'6")
- **OPEN PLAN REFITTED BREAKFAST KITCHEN, DINING & GARDEN ROOM**
- **KITCHEN & DINING AREA** 6.64m x 3.51m < 4.16m (21'9" x 11'6" < 13'7")
- **GARDEN ROOM AREA** 4.18m x 2.52m (13'8" x 8'3")

FIRST FLOOR

- **LANDING** 4.15m x 0.95m < 2.76m (13'7" x 3'1" < 9'1")
- **BEDROOM TWO** 3.84m x 3.52m < 4.27m (12'7" x 11'6" < 14'0")
- **EN SUITE SHOWER ROOM** 1.68m x 1.60m (5'6" x 5'3")
- **BEDROOM THREE** 3.71m x 2.55m < 3.71m (12'2" x 8'4" < 12'2")
- **BEDROOM FOUR** 2.77m x 1.94m (9'1" x 6'4")
- **BEDROOM FIVE** 2.73m x 1.94m (9'0" x 6'4")
- **FAMILY BATHROOM** 1.99m x 1.57m (6'6" x 5'2")





SECOND FLOOR

- **LANDING** 1.25m x 0.80m (4'1" x 2'7")
- **BUILT-IN AIRING CUPBOARD**
- **BEDROOM ONE SUITE**
- **BEDROOM AREA** 3.96m x 6.87m x 3.46m (13'0" x 22'6" x 11'4")
- **DRESSING AREA** 2.97m x 1.98m x 3.23m (9'9" x 6'6" x 10'7")
- **REMODELLED EN SUITE**
BATHROOM 4.60m x 1.05m x 1.86m (15'1" x 3'5" x 6'1")



OUTSIDE

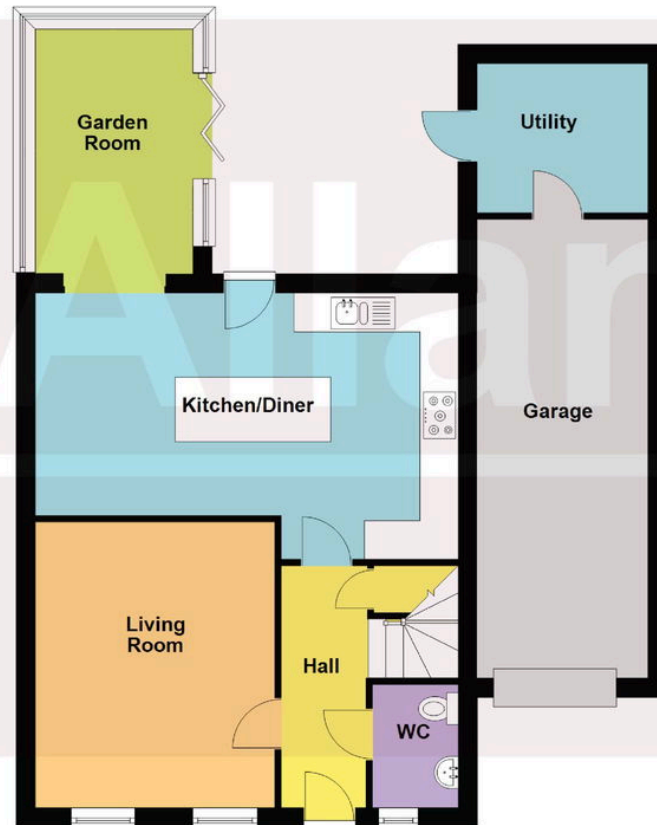
- **LARGE SINGLE GARAGE** 7.23m x 2.75m (23'8" x 9'0") (Roller shutter door width 2.30m 7'7")
- **STORE/UTILITY** 2.69m x 2.31m (8'10" x 7'7")
- **PREVIOUSLY TANDEM GARAGE**
- **PARKING** Tarmac drive to front of garage for one car
- **GARDEN** The property benefits from a small easily maintained and private rear garden, having an enviable south westerly aspect.



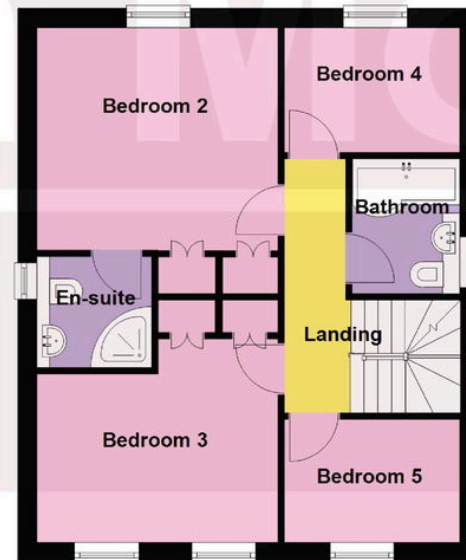
DIRECTIONS

- From Bromsgrove town centre: take New Road and turn left at the lights into A38 Bromsgrove Eastern Bypass. At the island take the fourth exit into Regents Park Road, then second right into Royal Worcester Crescent. At the mini island turn right into Astley Road, then left at the bottom of the road into Penshurst Road and first right into Samsara Road. Turn first right, where the property will be found on the right, as indicated by the agent's 'for sale' board.

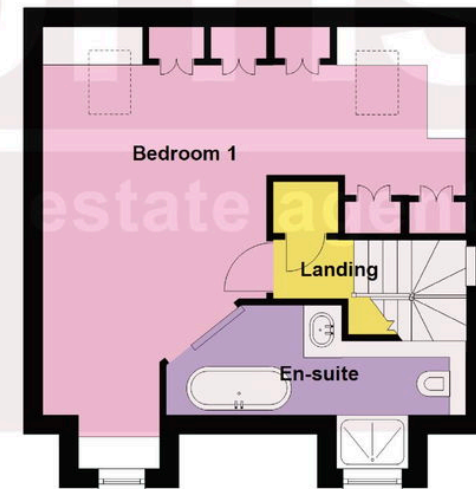
Ground Floor



First Floor



Second Floor



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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