



24 Austin Road, Charford, Bromsgrove, Worcestershire, B60 3LZ

£220,000

Allan Morris
estate agents

24 Austin Road, Charford, Bromsgrove, Worcestershire, B60 3LZ

'Vacant & No Onward Chain'

This freehold semi-detached family home is situated in an established residential area, within walking distance of the popular local schools, railway station and facilities of the town centre. The location is also convenient for the national motorway network and commuting to Birmingham and Worcester.

The house is in need of some modernisation and improvement, offering accommodation of approximately 1,050sqft, comprising: a reception hallway; lounge; fitted kitchen & dining room; double glazed conservatory; landing; three bedrooms; and a shower room.

In addition, the property benefits from a single garage, PVC double glazing, gas-fired central heating, an enclosed double glazed porch, shared driveway and gardens to front and rear.





DISCLAIMER

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

KEY POINTS

- Freehold tenure
- Vacant & No onward chain
- Three bedrooms & bathroom
- Lounge & Fitted kitchen diner
- Double glazed conservatory
- PVC double glazing
- Gas-fired central heating
- Council Tax band B (Bromsgrove DC)
- Energy Performance Certificate, band C





DESCRIPTION

GROUND FLOOR

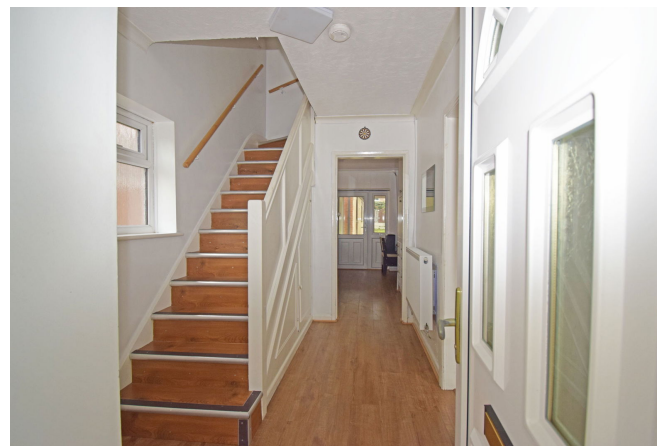
- **ENCLOSED PORCH** 2.80m x 0.92m (9'2" x 3'0")
- **RECEPTION HALLWAY** 3.51m x 2.11m (11'6" x 6'11")
- **LOUNGE** 4.03m x 3.44m (13'3" x 11'4")
- **FITTED KITCHEN & DINING ROOM** 5.80m x 3.09m < 3.61m (19'0" x 10'1" < 11'10")
- **DOUBLE GLAZED CONSERVATORY** 4.80m x 2.90m (15'9" x 9'6")

FIRST FLOOR

- **LANDING** 2.72m x 2.45m (8'11" x 8'0")
- **BEDROOM ONE** 3.70m x 3.14m (12'1" x 10'3")
- **BEDROOM TWO** 3.02m x 2.85m < 3.35m (9'11" x 9'4" < 11'0")
- **BEDROOM THREE** 2.52m x 2.34m (8'3" x 7'8")
- **SHOWER ROOM** 2.16m x 1.47m (7'1" x 4'10")

OUTSIDE

- **GARAGE** 6.41m x 2.87m (21'2" x 9'5")
- **PARKING** The garage is approached over a shared driveway, providing off-road parking for one car to the front of the garage.
- **GARDENS** The house stands behind a lawn behind a mature hedge. To the rear, the property benefits from a private rear garden with a lovely southerly aspect.





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