



**£240,000 Offers Over**  
Lincoln Road, Bromsgrove. B61 8SE

**GUEST**  
ESTATE AGENTS



## Lincoln Road, Bromsgrove. B61 8SE

Recently modernised  
Three bedrooms  
Kitchen  
Dining room  
Living room  
Downstairs WC  
Refurbished shower room  
Electrics updated in 2022

This well presented three bedroom terraced home offers a comfortable and practical living space in a convenient location. The property features a spacious living room, separate dining room and kitchen, providing plenty of space for relaxation and entertaining and also has a downstairs WC and newly updated shower room upstairs.

The property is set back from the road with a lawn, some established shrubs and a pathway to the front door. You enter via a canopy porch into a hallway which leads you into the downstairs WC, living room and dining room. From the dining room you move through to the kitchen which also has an external door leading out to a good-sized rear garden with a lawn and a paved patio area perfect for summer barbecues, along with brand new wooden fencing to the boundary.

Upstairs there are three well-proportioned bedrooms, and a recently fitted shower room adds a modern touch, featuring a walk in shower and a sleek vanity unit. There is new lino flooring in most rooms and double glazing throughout, along with gas central heating. A garage to the rear of



## Floorplan & Further Details

the property is also available to rent if needed.

With its functional layout and recent updates, this property is ideal for first-time buyers, families, or investors looking for a well-located home in Bromsgrove. It is conveniently located close to Bromsgrove town centre, with a range of shops, cafes, and schools within easy reach. The area also provides excellent transport links, with nearby access to the M5 and M42 motorways, ideal for commuters heading to Birmingham, Worcester, or further afield.

Tenure: Freehold\*

EPC Rating: D

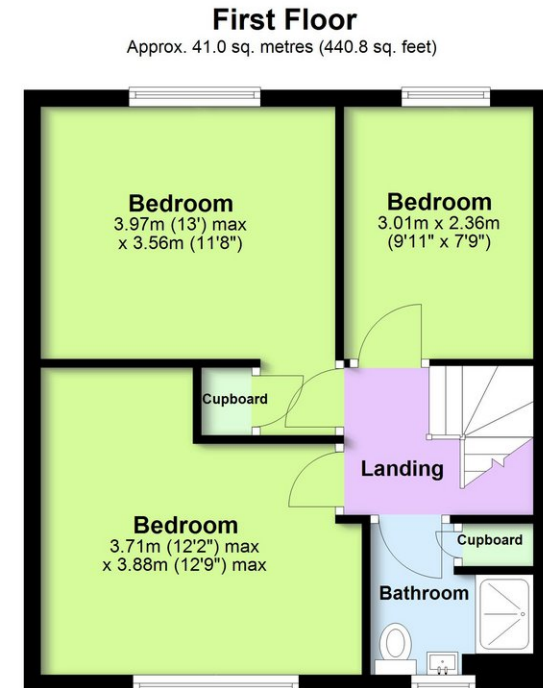
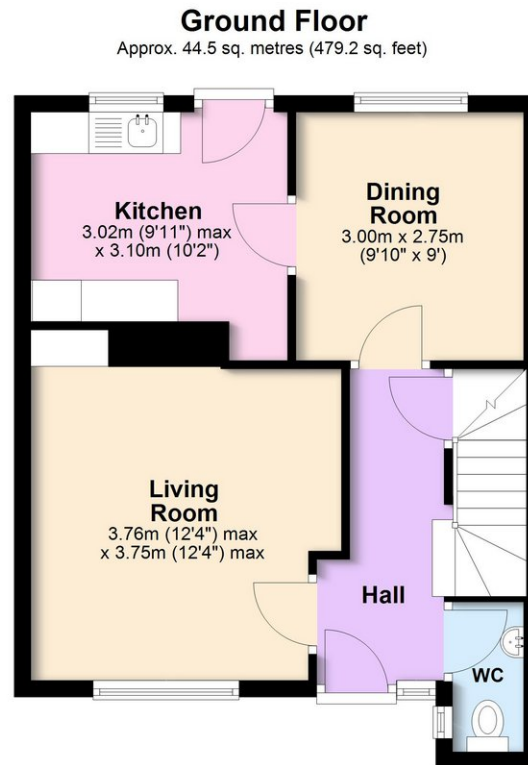
Council Tax Band: B

Approx. Floor Area: 85.5 sq m (920.0 sq ft)

Rear Garden Orientation (approx.): North

For room measurements please refer to the floorplan.

\*The property is believed to be freehold by the current owners. This will be verified during the legal process by the conveyancers.



Total area: approx. 85.5 sq. metres (920.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and 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.  
Plan produced using PlanUp.

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### **Need a mortgage?**

We recommend Guest Independent Mortgage Advice who can search the market, get a decision in principle and achieve mortgage offers quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit [www.guestindependent.com](http://www.guestindependent.com)

### **Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

### **Need a solicitor?**

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

### **Need a surveyor?**

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

### **Need a removal company and storage?**

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

### **Where to find us:**

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (near Bromsgrove train station)



To arrange a viewing or if you need a valuation call us on 01527 306420 or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)