



Connells

Bruce Road
Kidderminster



Property Description

Well-presented family home situated in an ideal location for commuting routes including the A456 Birmingham Road and the A449 Chester Road within 1 mile. Local schools including Offmore Primary School, Holy Trinity and King Charles I High School within 2 miles.

This family home boasts spacious living throughout having an entrance hall, lounge, dining room, kitchen/diner, ground floor WC, master bedroom with en-suite three further bedrooms and a shower room. Gas central heating and double glazing throughout.

Externally Bruce Road offers a large driveway to the front providing off-road parking for multiple cars, a single garage and a large private garden to the rear.

Front Elevation

Spacious tarmac driveway to the front providing off-road parking, garage access and steps up to the front door.

Entrance Porch

Open area with shelter and door leading into:-

Entrance Hall

Welcoming entrance hall offering tiled flooring, under stairs storage cupboard, ceiling light point and a panelled radiator. Staircase up to the first floor.

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)

Modern living space boasting a large double glazed bow window to the front, fitted carpet, three small panelled radiators, television aerial point and a ceiling light point.

Dining Room

16' 9" x 10' 2" (5.11m x 3.10m)

Additional living space boasting floor to ceiling double glazed windows and French doors to the rear, a vertical radiator, wooden flooring and ceiling light point.

Ground Floor WC

Comprising a wash hand basin and WC. Tiled flooring and ceiling light point.

Kitchen / Diner

18' 1" x 8' 4" (5.51m x 2.54m)

Modern fitted kitchen offering a range of wall and base units and work surfaces. Inset sink unit with kettle tap, integrated eye-level oven and grill and a fitted electric hob with extractor fan above. Space and plumbing for a washing machine and tumble dryer, space for an American style fridge freezer and table and chairs. Cupboard housing a wall-mounted boiler, ceiling spotlights, panelled radiator and double glazed windows to the rear and side.

First Floor Landing

Staircase up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and doors off to bedrooms and shower room.

Master Bedroom

14' 4" x 9' 7" (4.37m x 2.92m)

Spacious double bedroom offering built-in wardrobes, a panelled radiator, ceiling light point and a double glazed window to the front.

En-Suite

Modern suite comprising a wash hand vanity unit with storage beneath, low flush WC and a walk-in shower with glass screen. Partially tiled walls, tiled flooring, ceiling light point and a double glazed frosted window to the side.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Double bedroom offering built-in wardrobes, wooden flooring, ceiling light point and a panelled radiator. Double glazed bow window to the front.

Bedroom Three

10' 7" x 10' 2" (3.23m x 3.10m)

Third bedroom offering built-in wardrobes, ceiling light point and a double glazed window to the rear.

Bedroom Four

6' 11" x 5' 9" (2.11m x 1.75m)

Currently used as an office with fitted carpet, panelled radiator, ceiling light point and a double glazed window to the front.

Shower Room

White suite comprising a wash hand basin, low flush WC and shower cubicle with glass doors. Wooden flooring, ceiling light point, partially tiled walls and a double glazed frosted window to the rear.

Outside

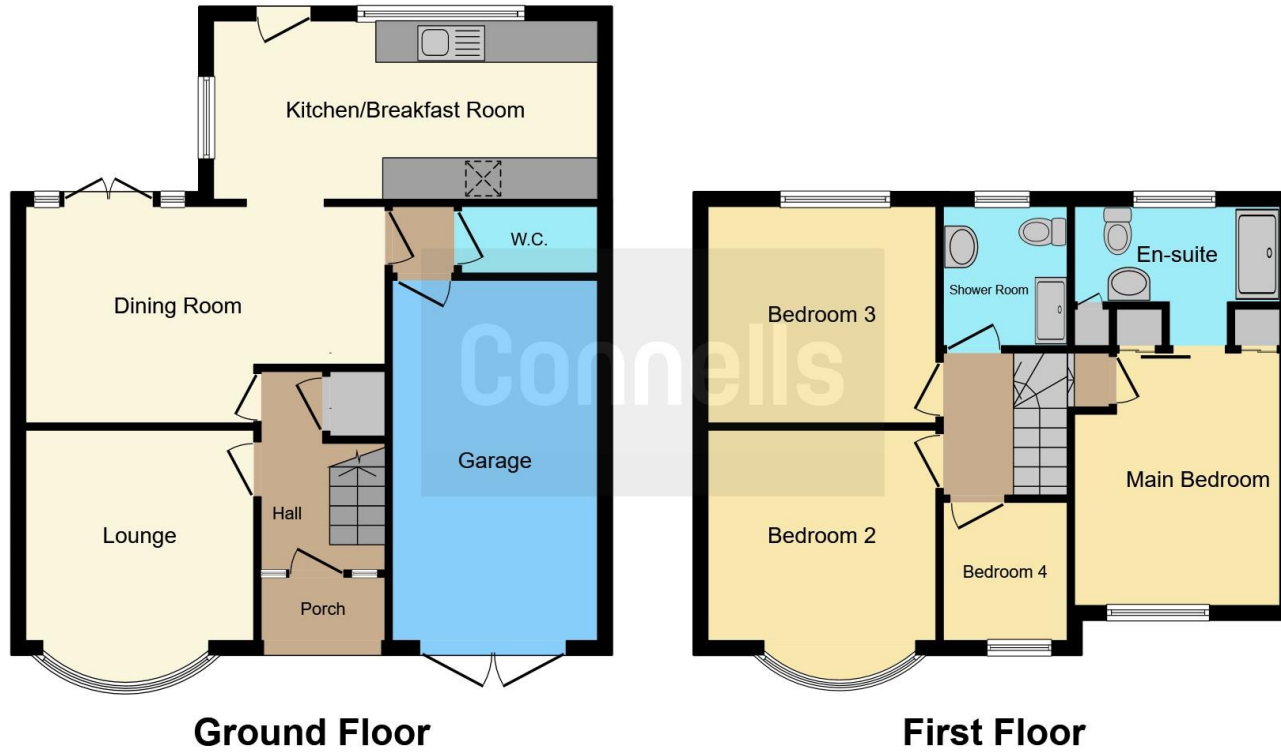
Rear Garden

Impressively spacious private garden boasting a patio area to the rear with steps down to a neatly laid lawn beyond.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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