

Bourne Avenue, Catshill Bromsgrove B61 0NX



welcome to

Bourne Avenue, Catshill Bromsgrove

LENDING ITSELF TO A VARIETY OF BUYERS, A WELL PRESENTED THREE BEDROOM END TERRACE HOUSE. THE PROPERTY BRIEFLY COMPRISES PORCH, LOUNGE-DINER, MODERN FITTED KITCHEN, THREE BEDROOMS AND MODERN BATHROOM. THERE IS A LOW MAINTENANCE GARDEN TO THE REAR, OFF ROAD PARKING TO THE FRONT AND A GARAGE EN BLOC.

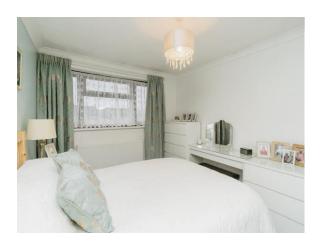














This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

Porch

Obscure double-glazed windows to front and side. Obscure double-glazed doors to front. Tiled flooring and storage cupboard housing the meters.

Lounge/ Diner

24' 11" max x 16' max (7.59m max x 4.88m max) Double glazed window to front and double-glazed double doors to rear. Two central heating radiators, storage cupboard and coving to ceiling. Inset gas fire and surround. Space for dining furniture. Stairs to first floor accommodation with understairs storage cupboard.

Kitchen

10' 10" max x 7' 1" max (3.30m max x 2.16m max) A range of fitted wall and base units with roll top surfaces over incorporating a stainless-steel sink with mixer tap, drainer to side and tiling to splash prone areas. Electric hob, hood, and oven. Space for electrical appliances (washing machine, fridge, and slimline dishwasher). Cupboard housing the central heating boiler. Double glazed window to rear.

Landing

Loft access and doors to:

Bathroom

Panelled bath with screen and mixer showers over. Fitted Toilet and vanity sink with tiling from floor to ceiling. Obscure double-glazed window to rear, heated towel rail and coving to ceiling.

Bedroom One

10' x 14' 2" (3.05m x 4.32m) Coving to ceiling, double glazed window to front elevation and central heating radiator.

Bedroom Two

10' max x 9' 5" max (3.05m max x 2.87m max) Coving to ceiling, double glazed window to rear elevation and central heating radiator.

Bedroom Three

5' 8" max x 8' 1" max exclude door recess (1.73m max x



2.46m max exclude door recess)

road parking for multiple vehicles.

requirements before purchasing)

Block paved and loose stones to front providing off

Decking and loose stone areas with flower beds.

(Not measured- please make sure it meets your

Enclosed by timber fencing with gated side access.

Front

Rear Garden

Timber shed.

Garage En Bloc



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Bourne Avenue, Catshill Bromsgrove

- END TERRACE HOUSE
- THREE BEDROOMS
- MODERN KITCHEN & BATHROOM
- LOUNGE / DINER
- GARAGE EN BLOC

Tenure: Freehold EPC Rating: D

offers in the region of

£220,000



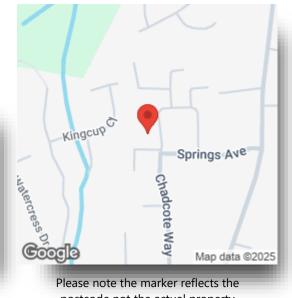


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Property Ref: RDC109875 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

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