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CHARTERED SURVEYORS ■ VALUERS and ESTATE AGENTS

FOR SALE

The modern detached residence

situate

**No.2 Verona Road
Oakhalls
Bromsgrove
B60 2SS**



- * Four bedrooms * Living room with bay window * Separate dining room
- * Useful conservatory * Breakfast / kitchen
- * House bathroom & En-suite shower room
- * Central heating * Double glazing
- * NO UPWARD CHAIN *

**OFFERS AROUND
£475,000**

Principal: Andrew J. Taplin, F.R.I.C.S.

SITUATION & DESCRIPTION

This modern detached residence forms part of the large and popular Oakhalls development on the east side of Bromsgrove. There is good access to the town centre, shops and public transport services by road and rail. There is also good access to Worcester, Redditch, Birmingham and also the motorway network by way of the M5 and M42 motorways.

The property is situated in a cul-de-sac, Verona Road, off Katmandu Road, and comprises a detached home built circa 2002 of traditional cavity brickwork with a pitched tiled roof.

The property stands back from the road behind an open plan fore-garden with lawn and tarmac surfaced driveway for two vehicles. A footpath to the left hand side of the house leads to the rear garden, later referred to.

ACCOMMODATION

The well planned and easily maintained accommodation comprises

On the ground floor:

Reception hall with stairs off to first floor, small storage cupboard below

Cloaks / guest w.c. also located below stairs, comprising low flush w.c. and pedestal hand basin

Living room (front) 10' 2" x 17' 6" into front bay with electric fire and contemporary timber surround, and pair of glazed doors leading to the adjacent separate

Dining room (rear) 10' 6" x 10' 2"

Conservatory extension 11' 0" x 8' 2" of part brick construction with UPVC double glazed windows

Breakfast / Kitchen (rear) 14' 9" x 12' 2" min. (12' 10" max) with tiled floor and range of fitted base and wall cupboards. Pedestrian side door to rear garden, and further door to the integral garage later referred to

On the first floor;

Central landing with roof access and airing cupboard off with fitted shelving and insulated hot water cylinder

Bedroom No.1 (front) 15' 5" x 10' 0" plus wardrobe recess

En-suite shower room (right side) with low flush w.c., pedestal hand basin, raised shower cubicle

Bedroom No.2 (front) 14' 10" x 8' 5" with shelf recess.

Bedroom No.3 (rear) 10' 10" x 10' 2"

Bedroom No.4 (rear) 11' 0" x 7' 0" min

House bathroom (rear) 7' 0" x 6' 10" with suite comprising pedestal hand basin, low flush w.c., bath with shower over and Triton shower unit with screen

Outside;

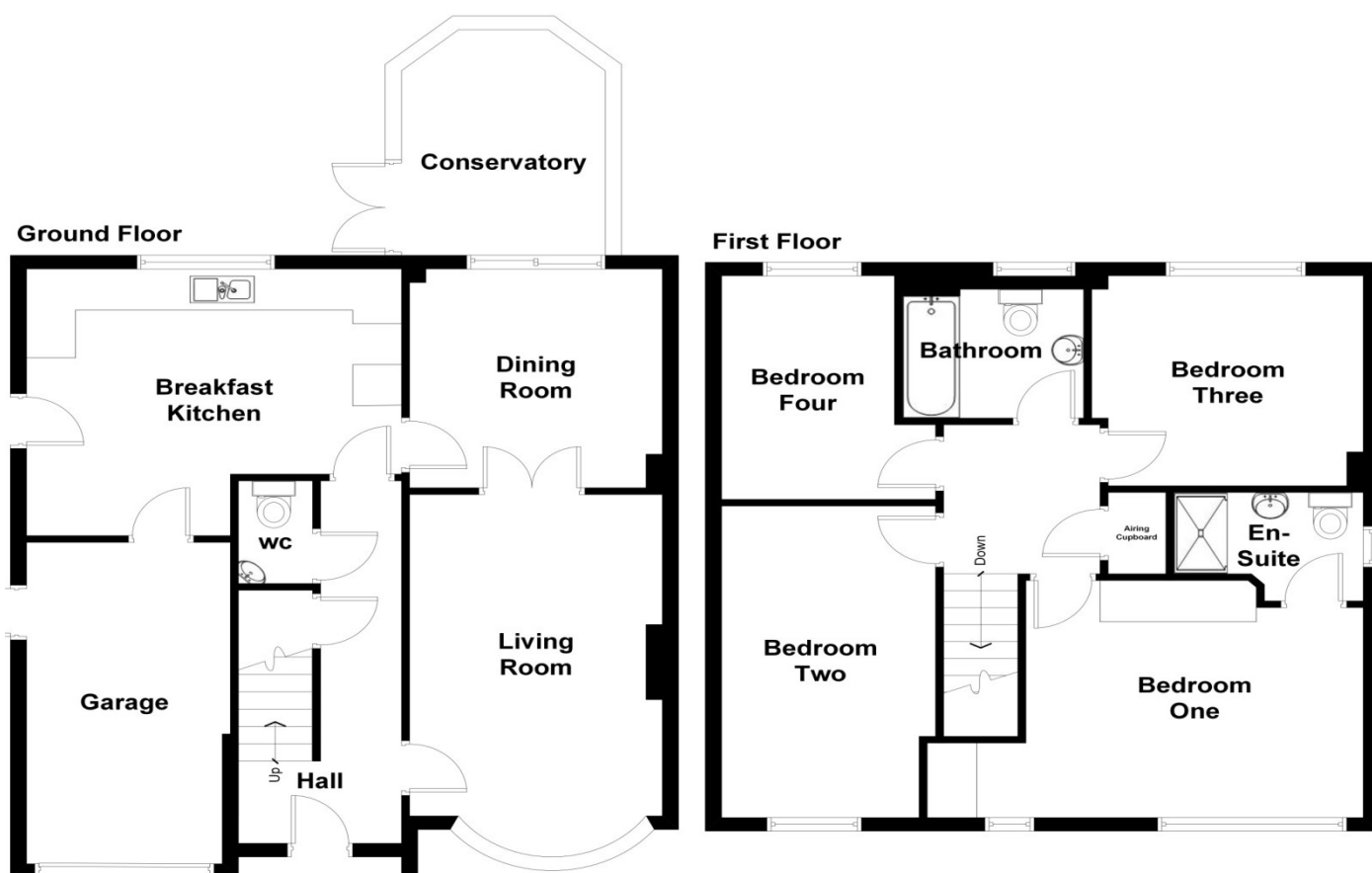
Integral garage 16' 0" x 8' 3" max (7' 9" min) with concrete base, up and over door, UPVC double glazed side door and wall mounted gas fired central heating boiler

To the rear of the property is a **private garden** with paved patio area and lawns

GENERAL INFORMATION

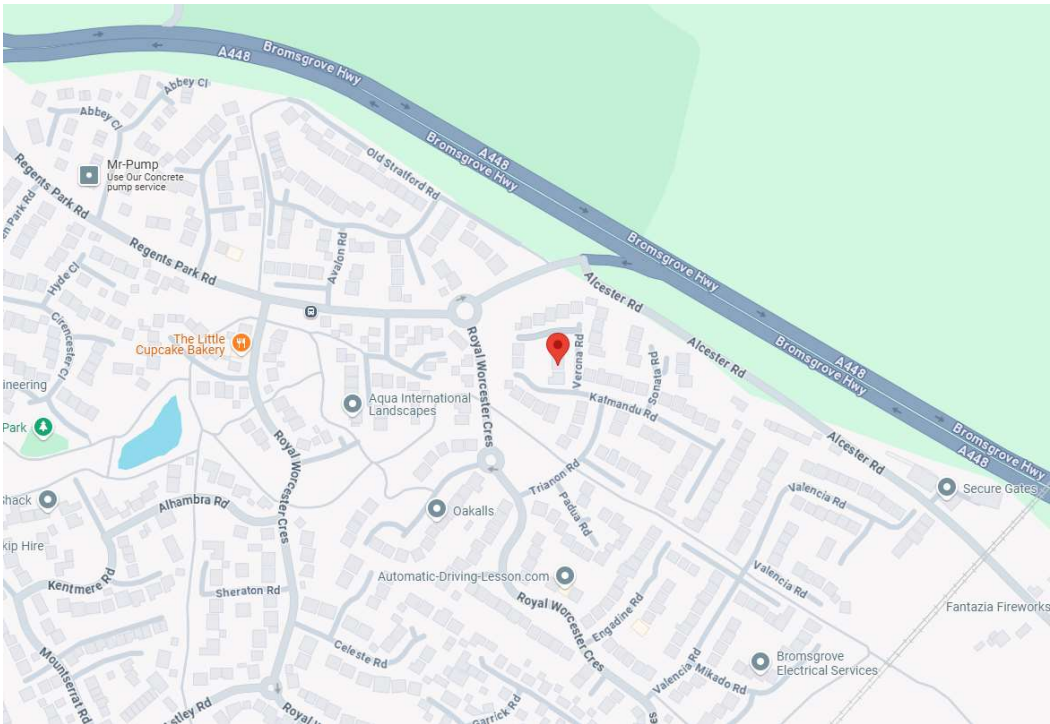
- SERVICES:** Mains drainage, water, gas and electricity are connected. The gas fired central heating system of radiators is served by the Ideal Classic boiler located in the garage.
- A burglar alarm is installed, believed to be in working order.
- ENERGY PERFORMANCE CERTIFICATE:** The property has an Energy Performance Certificate assessed to a banding of D-64, expiring 1 August 2029.
- COUNCIL TAX:** Band E, charge £1,974.76 (2025 / 2026), Bromsgrove Council.
- VIEWING:** Viewing strictly by prior arrangement with agents Stourbridge office 01384 440466.
- FIXTURES & FITTINGS:** In addition to any already mentioned the sale price will include carpets and floor coverings as fitted together with any curtains, curtain tracks and light fittings in situ. All others are expressly excluded.
- ANTI MONEY LAUNDERING:** The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.

FLOOR PLAN:



Approximate area
120 m² (1,292 ft²)
Including Conservatory
Excluding Garage
For Illustration only
Not to scale.

LOCATION MAP:



PHOTOGRAPHS:



MISREPRESENTATION ACT 1967:

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