



91A Old Birmingham Road, Bromsgrove, B60 1DF Offers Over £340,000



*** NEW INSTRUCTION***

Genie Homes are excited to represent this Lickey End, Bromsgrove, this delightful semi-detached house on Old Birmingham Road presents an ideal opportunity for a growing family. Recently refurbished, the property boasts a fresh and modern interior, making it ready for you to move in without delay.

The home features two well-proportioned bedrooms and one small single room, providing ample space for family living. The single reception room is inviting and perfect for both relaxation and entertaining. The property also includes a well-appointed bathroom, ensuring convenience for all family members.

Outside, you will find small front and rear gardens that offer a touch of greenery, along with a driveway that accommodates parking for two vehicles. Additionally, the presence of a garage adds further practicality to this



Description

Countryside Views, Modern Interiors and No Chain, welcome to Old Birmingham Road

Old Birmingham Road stands as a tastefully refurbished semi-detached residence in the charming area of Lickey End, Bromsgrove. Approaching the property, a well-kept concrete driveway gracefully leads to both the garage and the front porch. Step inside, and you'll find a thoughtfully designed layout comprising a well-equipped kitchen, an inviting dining room, and a comfortable living room. The property is embraced by easily maintained gardens and shrubbery, providing an added layer of privacy to the surroundings. On the first floor, you'll discover three generously proportioned bedrooms, accompanied by a newly updated family bathroom to cater to modern living.

Location wise, the property is perfectly placed for access to local amenities in Barnt Green and Bromsgrove and roads, as well as the M42 and M5. Within the area are lovely green spaces and local schools

EPC - C
Council Tax Bromsgrove- Band C
Approx 76 Square Metres

Entrance Porch

With full length windows surrounding and composite door leading into kitchen

Kitchen

9'3" x 8'6" (2.84 x 2.6)
Wall and base level units, marble style worktops, stainless steel sink,electric oven and large larder cupboard

Living / Dining Area

8'11" x 8'6" 14'7" x 11'10" (2.74 x 2.6 4.47 x 3.63)
With new carpets, freshly painted walls and views to the front aspect from the dining area, as well as rear views from the living room. There is also a rear hall from the living room which leads to the rear garden

Bedroom 1

9'3" x 8'11" (2.84 x 2.74)
To rear aspect, storage cupboard and new carpets, wall mounted radiator

Bedroom 2

9'3" x 8'6" (2.84 x 2.6)
Front aspect, fully carpeted, wall mounted radiator

Bedroom 3

8'2" x 7'10" (2.5 x 2.4)
To rear aspect, fully carpeted, wall mounted radiator

Bathroom

Fully fitted with bath, over shower, handbasin with built in storage underneath, WC. Tiled from floor to ceiling.

Garage

16'4" x 11'8" (5 x 3.56)
For car or storage

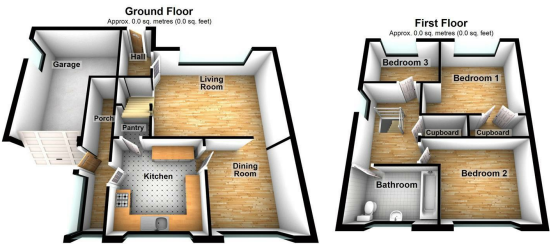
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Tenure - Freehold

Possession - Vacant

Viewing - strictly by appointment through Genie Homes



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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