



8 Wrekin Drive, Bromsgrove, Worcestershire, B61 0TJ

£250,000

Allan Morris
estate agents

8 Wrekin Drive, Bromsgrove, Worcestershire, B61 0TJ

'Vacant & No Upward Chain'

This semi-detached family home will have freehold tenure on completion of the sale and is situated in a small cul-de-sac in an established residential area, convenient for commuting to Birmingham, the national motorway network and facilities of Bromsgrove.

The house offers accommodation of approximately 920 sqft (excluding shortened garage), comprising: a reception hall; extended living room; fitted kitchen; utility & downstairs toilet; landing; three bedrooms; and a bathroom.

In addition, the property benefits from a shortened integral garage, drive for one or two cars, gas-fired central heating, PVC double glazing and a tiered garden with a pleasant south easterly garden.



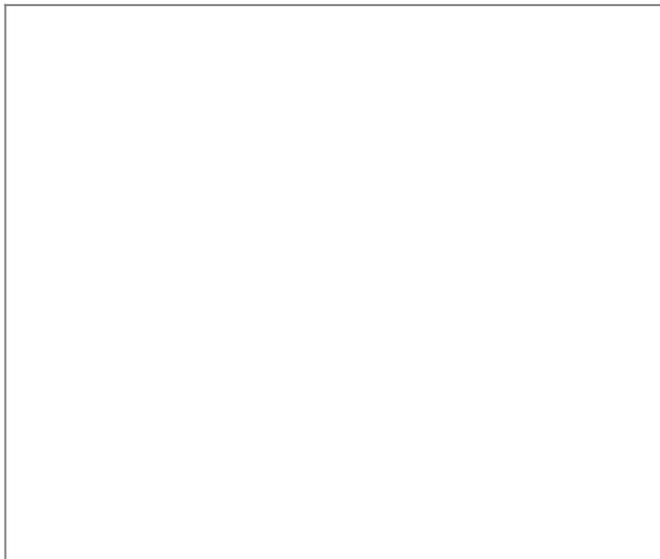


DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure on completion
- Semi-detached house
- Approx 920sqft
- Gas-fired central heating
- Ideal combination boiler, installed in 2023 under a 10 year warranty
- PVC double glazing
- Council Tax band C
- Energy Performance Certificate band C
- Vacant & No upward chain
- Priced for quick sale



INCLUSIONS

- Carpets & floor coverings as fitted
- Built-in electric oven & 4 ring gas hob in kitchen
- Integrated cookerhood in kitchen
- Fireplace & fire in living room



DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH** 2.02m x 1.45m (6'7" x 4'9")
- **RECEPTION HALLWAY** 4.40m x 2.47m (14'5" x 8'1")
- **UTILITY** 1.24m x 1.24m (4'1" x 4'1")
- **TOILET** 1.26m x 1.22m (4'1" x 4'0")
- **LIVING ROOM** 7.24m x 2.63m < 3.03m (23'9" x 8'7" < 9'11")
- **FITTED KITCHEN** 3.77m x 2.01m (12'4" x 6'7")

FIRST FLOOR

- **LANDING** 3.23m x 2.04m < 2.54m (10'7" x 6'8" < 8'4")
- **BEDROOM ONE** 3.99m x 2.93m (13'1" x 9'7")
- **BEDROOM TWO** 4.01m x 2.27m (13'2" x 7'5")
- **BEDROOM THREE** 3.06m x 1.93m (10'0" x 6'4")
- **BATHROOM** 2.53m x 1.59m (8'3" x 5'2")

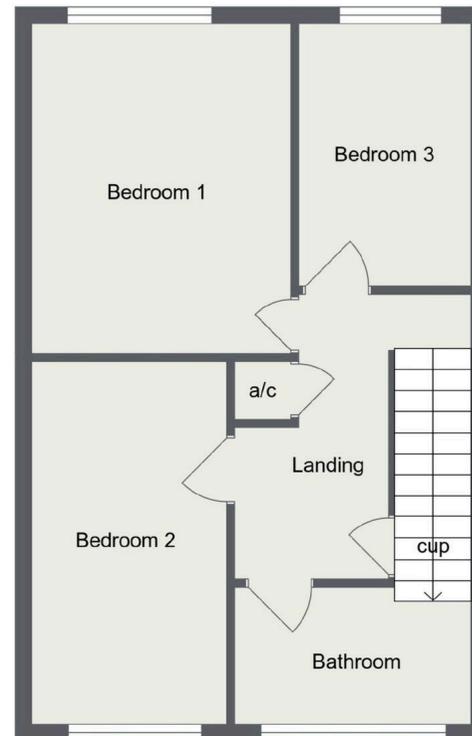
OUTSIDE

- **SHORTENED GARAGE** 3.72m x 2.46m (12'2" x 8'1") (Door width 2.02m 6'7")
- **PARKING** The house is approached over a paved drive providing off-road parking for one or two cars.
- **GARDENS** The house stands behind a lawn. A paved path with a gate leads along the side to the rear garden, comprising: a paved patio with steps up to the lawn.





Ground Floor



First Floor

Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

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