



120 Salwarpe Road, Charford, Bromsgrove, Worcestershire, B60 3HT

£200,000

Allan Morris
estate agents

120 Salwarpe Road, Charford, Bromsgrove, Worcestershire, B60 3HT

'VACANT & NO UPWARD CHAIN'

This freehold mid-terraced family home is situated in an established residential area, within walking distance of the sought after local schools, railway station and the facilities of the town centre.

The house offers deceptively spacious accommodation of approximately 950sqft, comprising: a reception hall; through lounge; family room; fitted kitchen; landing; two large double bedrooms; and a shower room. Plus a large double glazed porch.

In addition, the property benefits from a drive providing off-road parking for three cars side-by-side, double glazing and gas-fired central heating with a 'Worcester' combination boiler. The house stands in a plot of approximately 0.07 acre with a large and private rear garden.





DISCLAIMER

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

KEY POINTS

- Freehold tenure
- Gas-fired central heating
- 'Worcester' combination boiler
- Double glazing
- Drive for three cars
- Approximately 950sqft
- Energy Performance Certificate band D
- Council Tax band C (Bromsgrove DC)
- Large private rear garden
- Vacant & No upward chain

INCLUSIONS

- Carpets & floorcoverings as fitted
- Blinds & curtains as fitted
- Gas fire in lounge
- Wardrobes in both bedrooms



DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH** 4.31m x 0.81m (14'2" x 2'8")
- **RECEPTION HALL** 1.98m x 1.89m (6'6" x 6'2")
- **THROUGH LOUNGE** 7.19m x 3.18m (23'7" x 10'5")
- **L-SHAPED FAMILY ROOM** 4.55m x 2.25m < 3.39m (14'11" x 7'4" < 11'1")
- **FITTED KITCHEN** 4.05m x 2.28m (13'3" x 7'6")

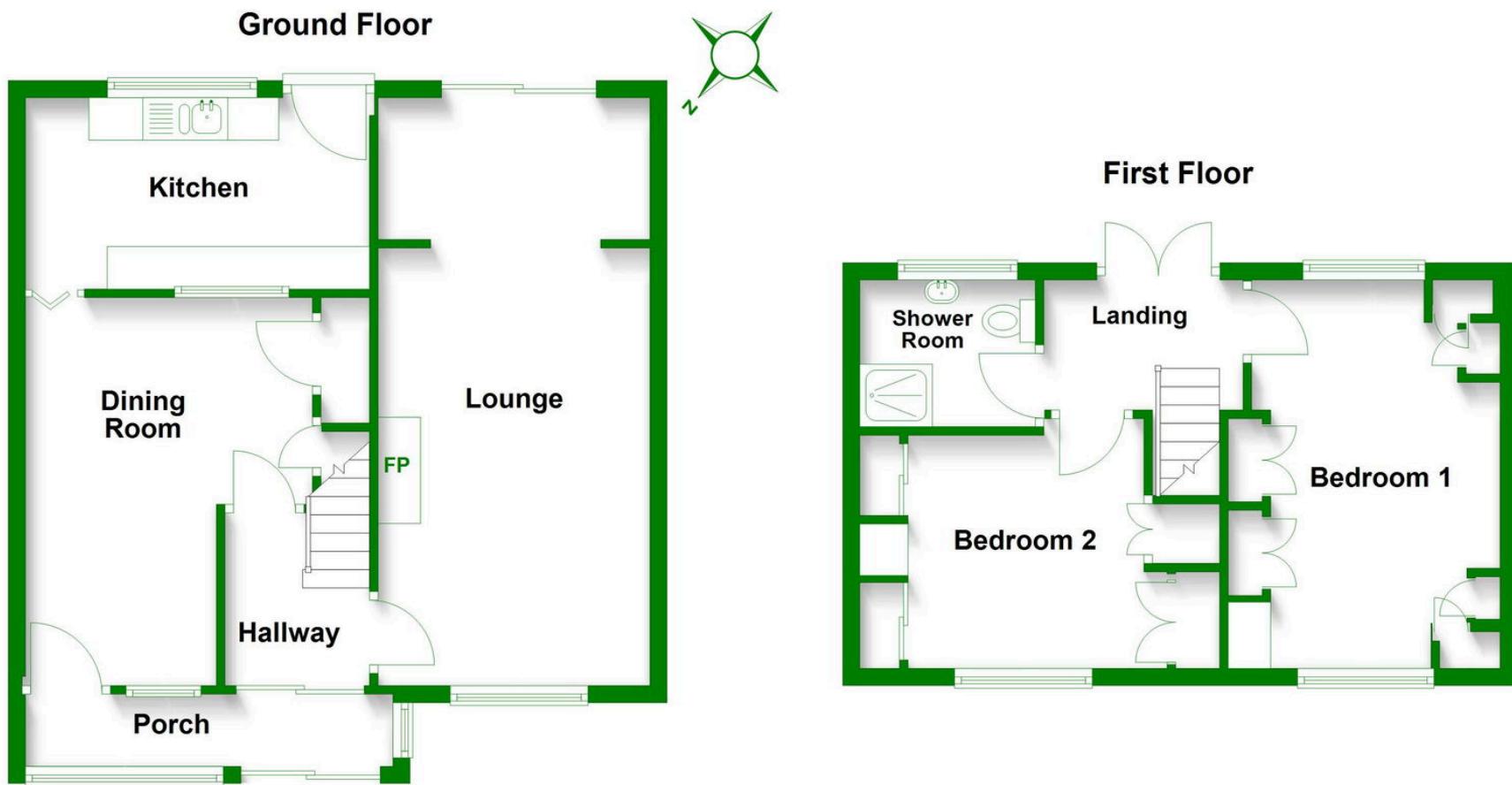
FIRST FLOOR

- **LANDING** 2.32m x 1.43m (7'7" x 4'8")
- **BEDROOM ONE** 4.57m x 2.83m < 3.19m (15'0" x 9'3" < 10'6")
- **BEDROOM TWO** 3.38m < 4.29m x 2.78m < 3.05m (11'1" < 14'0" x 9'1" < 10'0")
- **SHOWER ROOM** 2.22m x 1.66m (7'3" x 5'5")

OUTSIDE

- **PARKING** To the front of the property there is a drive providing off-road parking for three cars side-by-side.
- **GARDENS** From the drive, steps lead up to a gravelled front garden and to the rear, the property benefits from a large private garden.





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

Plan produced using PlanUp.

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