



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

23 Fulton Close, Bromsgrove, Worcestershire. B60 2HA

£400,000

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A wonderful opportunity to acquire a three bedroom extended detached family home, situated within this sought after area, offering excellent local schooling and within easy reach of amenities, etc. and major transport links.

Accommodation briefly comprises: Entrance into Covered Porchway, leading into Entrance Hall, access into Living Room with door into extended Kitchen/Family Area, fitted with usual units etc., access into downstairs Shower Room and further access into large Dining Room, with double opening doors to Conservatory and access to the garden. On the first floor: Three Bedrooms and Family Bathroom.

Outside: Ample off road parking and Garaging. To the rear is a good size garden.

Living Room: - 4.55m x 3.66m (14'11" x 12'0" maximum)

Kitchen: - 7.39m x 3.4m (24'3" x 11'2")

Dining Area: - 4.75m x 2.9m (15'7" x 9'6")

Conservatory: - 3.2m x 2.54m (10'6" x 8'4")

Shower Room: - 2.84m x 1.3m (9'4" x 4'3")

Bedroom 1: - 4.55m x 2.72m (14'11" x 8'11")

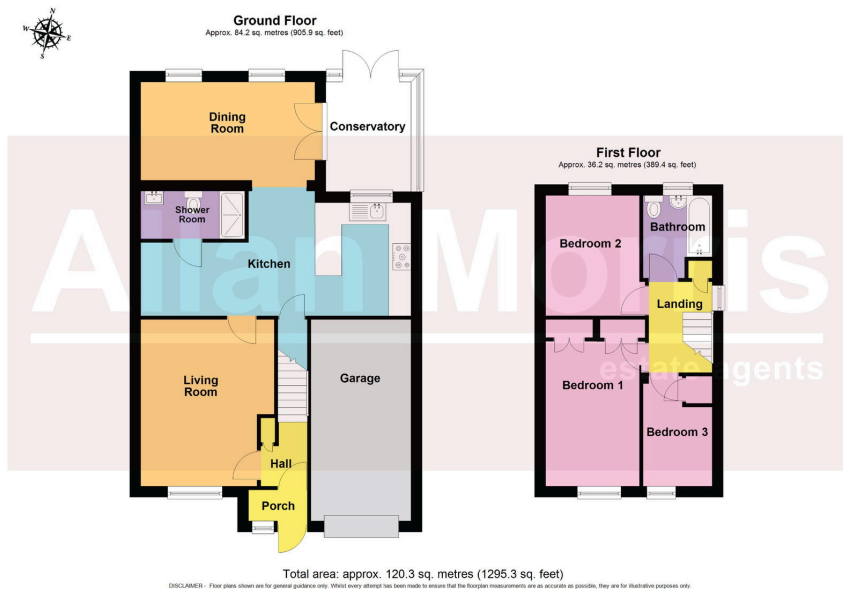
Bedroom 2: - 3.3m x 2.72m (10'10" x 8'11")

Bedroom 3: - 3m x 1.88m (9'10" x 6'2")

Bathroom: - 2.26m x 1.88m (7'5" maximum x 6'2")

Garage: - 5.51m x 2.74m (18'1" x 9'0")





- NO ONWARD CHAIN
- Sought after location
- Refreshed throughout
- Parking, Garaging & Garden
- 3 Bedroom detached family home
- Excellent local schooling
- Extended Kitchen & further Dining Room to the rear
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	