



£350,000

The Flats, Bromsgrove B61 8LB

GUEST
ESTATE AGENTS

Three bedroom detached home
No upward chain
Garage converted to a dining room
Single storey sun/garden room extension
Fitted kitchen installed five years ago
Utility area & downstairs WC
Spacious living room with bay window
Updated family bathroom
Generous parking provision with driveway
In catchment for outstanding Meadows First School*

Offered to the market with no upward chain, this well maintained three bedroom detached home presents a compelling opportunity for buyers seeking both space and flexibility in a highly convenient Bromsgrove location. With the added benefit of a converted garage, a light filled garden room extension, generous off street parking, and located just around the corner from two highly sought after schools, homes of this type and position tend to attract strong interest, making early viewing advisable.

Set back from the road, the property enjoys a practical and versatile frontage. A tarmac driveway to the left provides parking for two vehicles and leads to a gated side access, while an additional shale forecourt directly in front of the property offers further off-road parking, an increasingly valuable feature for modern households. Established shrubs and trees soften the approach, and a discreet area to the side provides an ideal solution for bin storage.

Entering the property, into the hallway offers a useful cloakroom cupboard and a conveniently positioned downstairs WC.

To the right, the living room is a generous and comfortable space, enhanced by a bay window and an additional window to the front aspect, that together allow for excellent natural light. A feature fireplace with electric fire provides a focal point, while the layout offers flexibility for both relaxing and entertaining. From here, access is provided to the rear sun room, as well as the staircase to the first floor.

Straight ahead from the hallway, the kitchen has been updated in recent years (approximately five years ago) and is fitted with a range of wall and base units, incorporating an integrated dishwasher, oven, induction hob and extractor. The adjoining utility area adds further practicality, with a secondary sink and space for laundry appliances.

Leading off the kitchen, the converted garage now serves as a separate dining room, an extremely useful addition that enhances the versatility of the ground floor, whether for formal dining, entertaining or even a potential home office if required. A door from this room provides direct access to the garden.



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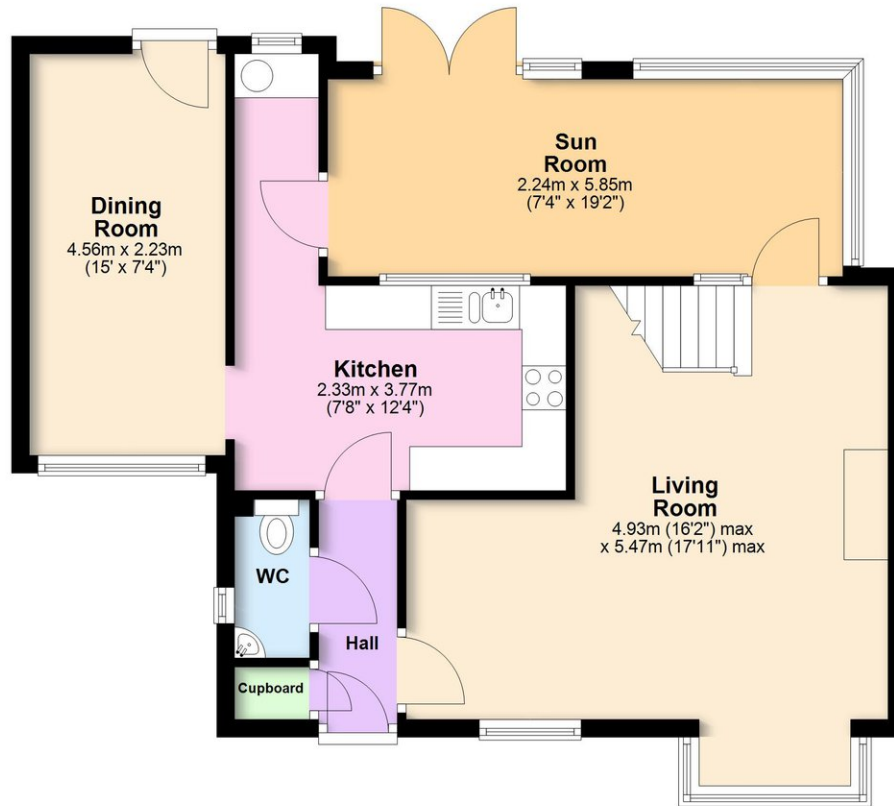




Floorplan

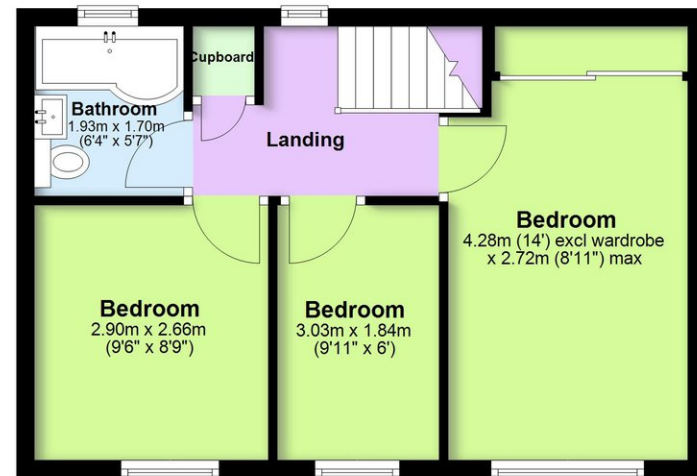
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

