

**A THREE BEDROOM DETACHED BUNGALOW  
IN A SECLUDED POSITION**



**3 COTTAGE FARM LANE  
MARLBROOK  
BROMSGROVE  
B60 1EA**

- Ideal for the buyer seeking privacy, seclusion and a semi-rural setting
- Large 'L' shaped living room, modern kitchen
- 3 bedrooms, main bathroom and ensuite bathroom to master
- Off road parking, double garage and enclosed private rear garden
- No upward chain

**Offers in the region of £510,000**

A delightfully located three bedroomed detached bungalow with spacious modern accommodation. Set at the end of a small cul-de-sac off Cottage Lane in Bromsgrove just a short walk from open countryside and with easy access to local shopping and a short drive to access to the midland motorway network via the M5 and M42.

### THE ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** with composite entrance door on the side, coving to ceiling, double doors to storage cupboard, central heating radiator and doors off to;



**SUPERB 'L' SHAPED LIVING ROOM 17' 10" max x 24' 7" max.** double glazed window and double French doors overlooking rear garden, coving to ceiling, central heating radiator, contemporary fire place and leading through to the dining area with additional double glazed side window and second door to the kitchen.



**SPACIOUS KITCHEN 13' 11" x 10' 1"** double glazed window overlooking side garden and door on the side, an extensive range of white faced floor, wall and drawer units with quartz effect work surface over, inset sink, fitted 4 ring gas hob and under oven, dishwasher. Tiling to splash back areas.

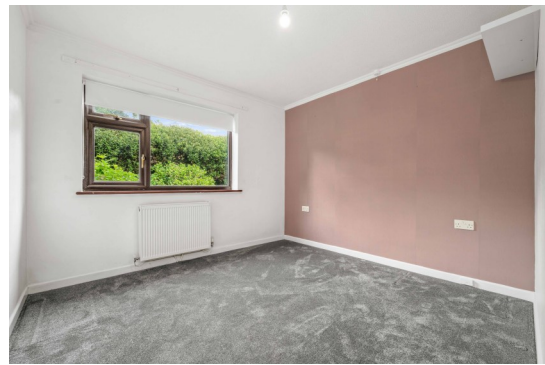


**BEDROOM 1 12' 8" x 14' 0"** with double glazed window to front, central heating radiator and door to ;

**ENSUITE SHOWER ROOM** a lovely modern en suite with corner shower enclosure, wall hung vanity unit, panel bath with shower over and shower screen, low level flush WC.



**BEDROOM 2 12' 8" x 11' 0"** a bright dual aspect room with double glazed windows to front and rear, fitted double and single wardrobes and central heating radiator.



**BEDROOM 3 9' 9" x 10' 2"** with double glazed window to the front and central heating radiator.

**MODERN FAMILY BATHROOM** with a white suite comprising panel bath, wash basin and close coupled WC set into a vanity unit with cupboards and concealed cistern. Chrome ladder style heater and double glazed window with obscure glass.



## OUTSIDE

**GARDEN** an enclosed and private rear garden having paved patio area, a variety of mature shrubs and plants, hedging to boundaries and not overlooked.

**DOUBLE GARAGE 16' 10" x 15' 11"** having up and over metal door and door to rear.



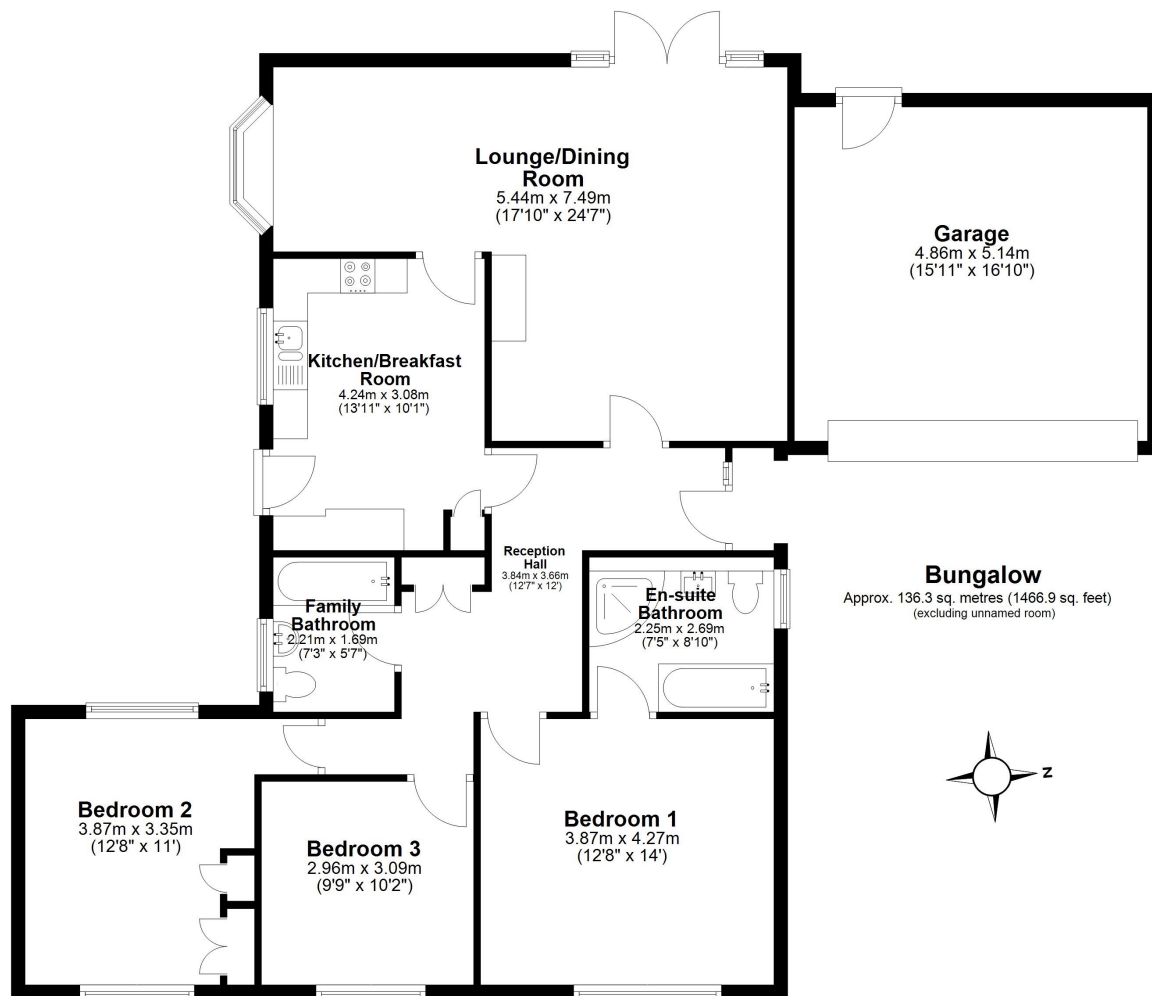
## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** 'D 65'

**COUNCIL TAX BAND E Bromsgrove**



Total area: approx. 136.3 sq. metres (1466.9 sq. feet)

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.