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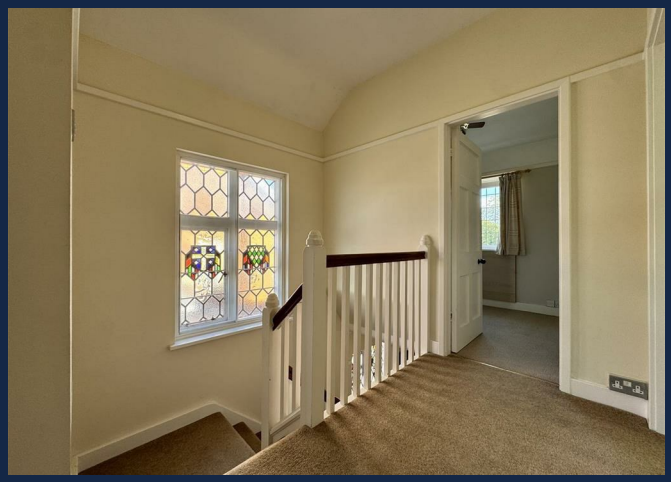
161 Bromsgrove Road
Hunnington,
Worcestershire
B62 0JU

Offers In The Region Of £600,000

Situated on Bromsgrove Road in the sought after village of Hunnington, this detached home presents an exciting opportunity for buyers looking to personalise a property and create a home of their own. Occupying an extensive plot, the property offers excellent potential for further improvement and extension, subject to the usual planning permissions.

Set back from the road, the property benefits from a generous driveway and lawned frontage. Inside, an entrance porch leads into the welcoming hallway, featuring original parquet flooring and providing access to two reception rooms and a modern fitted kitchen with integrated branded appliances. A door from the kitchen leads directly into the side passage, providing internal access to the garage and downstairs WC. Upstairs, the property offers three bedrooms and a family bathroom. The rear garden is a real focal point of the home, offering an extensive traditional English garden complemented by beautiful countryside views, creating a peaceful and private outdoor setting with plenty of potential.

Surrounded by picturesque countryside, this home enjoys a tranquil setting whilst remaining within easy reach of local amenities and transport links. With its generous plot, countryside outlook and scope for personalisation, this property offers an excellent opportunity to create a wonderful family home in a desirable semi rural location. EPC=D



Approach
Via a block paved driveway with raised lawn, variety of shrubs and bushes, double glazed door into entrance porch.

Entrance porch
Double glazed windows to either side, obscured door into entrance hall.

Entrance hall
Parquet flooring, central heating radiator, stained glass obscured window to side, coving to ceiling, picture rail, stairs to first floor accommodation, doors to two reception rooms and kitchen, fitted storage cupboard.

Front reception room 13'1" x 10'9" min 14'1" max (4.0 x 3.3 min 4.3 max)
Double glazed bay window to front, two central heating radiators, coving to ceiling, picture rail.

Rear reception room 10'9" x 17'8" (3.3 x 5.4)
Double glazed window to rear, double glazed obscured window to side, double glazed stained glass window to side, coving to ceiling, ceiling rose, picture rail, two central heating radiators.

Kitchen 8'10" x 13'1" (2.7 x 4.0)
Double glazed window to rear, double glazed window to side, coving to ceiling, wall and base units with square top surface over and splashbacks to match, one and a half bowl sink with mixer tap and drainer, gas hob, extractor, integrated oven and grill, integrated half height fridge, central heating radiator, central heating boiler, obscured door into the side passage.

Side passage
Door to rear, double glazed door to front, doors into downstairs w.c. and garage.

Downstairs w.c.
Low level flush w.c.

First floor landing
Obscured stained glass window to side, loft access and doors to three bedrooms and bathroom.

Bedroom one 7'2" xmin 14'5" max x 11'9" (2.2 xmin 4.4 max x 3.6)
Double glazed bay window to front, central heating radiator, picture rail, fitted wardrobe.

Bedroom two 10'9" x 14'1" (3.3 x 4.3)
Double glazed window to rear, central heating radiator, picture rail.

Bedroom three 7'10" x 7'2" (2.4 x 2.2)
Double glazed window to front, central heating radiator, built in wardrobe over the stair bulk head.

Bathroom
Double glazed window to rear, Victorian style central heating towel rail, pedestal wash hand basin, bath, w.c. and shower.

Rear garden
Patio area with lawn, block paved pathway through the middle of the garden, a variety of shrubs and plants with shed to the rear.

Garage 9'10" x 17'8" (3.0 x 5.4)
Up and over door, double glazed window to rear.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is F

Money Laundering Regulations
In order to comply with Money Laundering

Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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