



£170,000

Flat 2, 47 Birmingham Road, Bromsgrove B61 0DR

GUEST
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Two bedroom duplex apartment
Arranged over first and second floors
Excellent Bromsgrove location close to amenities
Spacious living/dining room
Kitchen with integrated appliances
Modern family bathroom on first floor
Versatile first floor bedroom presently used as a snug
Top floor bedroom with dressing area and ensuite
Useful built-in storage cupboards throughout
New combi boiler fitted 2024

This attractive, ready to move into, two bedroom, duplex apartment is arranged over the first and second floors of a well located property, just a short walk from Bromsgrove town centre and its wide range of amenities. Offering generous and versatile accommodation across two levels, the apartment combines a convenient central location with well-proportioned living space, making it ideal for owner occupiers and investors alike.

The apartment is accessed via a communal entrance, where there is a staircase rising to the first floor. The main living accommodation is situated on this level, beginning with a generously sized living/dining room, offering ample space for both seating and dining furniture and providing a comfortable, flexible living environment. Adjacent to the living area is a fitted kitchen, equipped with a range of base units and integrated appliances including an oven, hob, extractor and fridge/freezer. A modern family bathroom serves the first floor, complemented by a useful storage cupboard located off the landing. Also on this floor is a large bedroom, currently utilised as a second reception room, offering excellent versatility and the option to suit a range of lifestyle needs.

Stairs rise to the second floor, where the principal bedroom is located. This well proportioned room benefits from a built in cupboard and a generous dressing area, enhanced by natural light from a skylight. An ensuite shower room completes the top floor accommodation, creating a private and practical retreat. In addition a new combi boiler was fitted in 2024 and ensures efficient heating and hot water throughout the year.

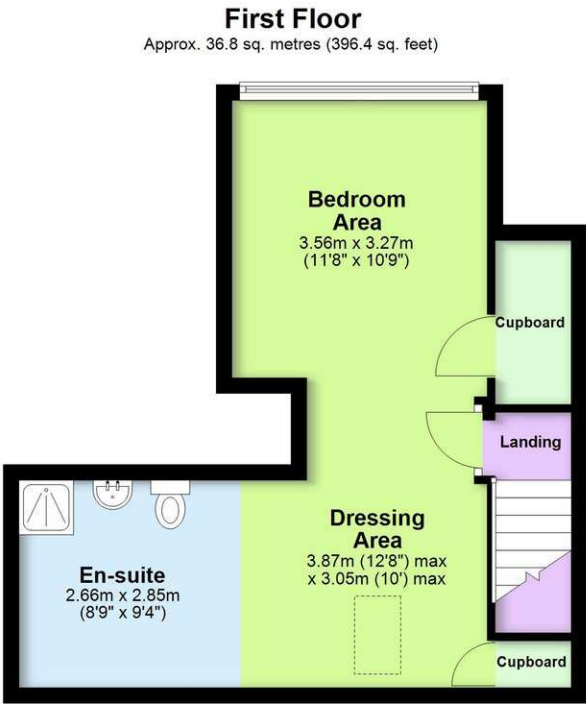
Situated within easy reach of Bromsgrove town centre, the apartment enjoys convenient access to local shops, cafés, restaurants and leisure facilities, as well as Bromsgrove railway station and excellent road links via the A38 and M5.

Tenure: Leasehold*

*The property is believed to be leasehold by the current owners. The present owner has never paid a service charge or ground rent. This will be verified during the legal process by the conveyancers.



Floorplan



Total area: approx. 101.8 sq. metres (1096.1 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.

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