

for sale

offers in the region of **£175,000**



## Bourne Avenue Catshill Bromsgrove B61 0NX

Offered for sale with NO UPWARD CHAIN, this three bedroom family home is conveniently located in the popular village of Catshill with motorway links nearby. Briefly comprising: porch, hallway, kitchen, lounge, three bedrooms, family bathroom and garden to the rear. Early viewing is recommended



# Bourne Avenue Catshill Bromsgrove B61 0NX

## Approach

The property has a pebbled frontage and door opens to porch

## Porch

Further door opens to hallway

## Hallway

Door to storage cupboard, central heating radiator and doors leading to:

## Downstairs W.C

Low level w.c, double glazed obscured window to front elevation

## Kitchen

Fitted with wall and base units with works surfaces over, sink and drainer, space for cooker, plumbing for washing machine, double glazed window to front elevation, cupboard housing central heating boiler

## Lounge

Double glazed window to rear elevation, stairs to first floor accommodation, central heating radiator, double glazed door opening to the rear garden

## First Floor Landing

Access to loft space and doors leading to:

## Bedroom One

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

Double glazed window to front elevation and central heating radiator

## Bedroom Three

Double glazed window to rear elevation, central heating radiator





## Bathroom

Bath with mixer shower over, low level w.c, wash hand basin, double glazed obscured window to front elevation

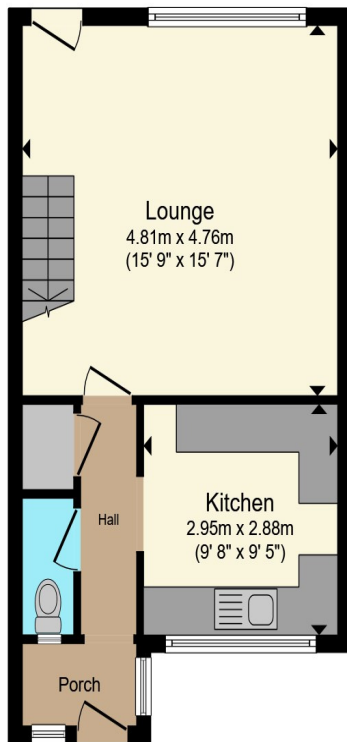
## Rear Garden

Patio area, fencing to borders and gate to rear access

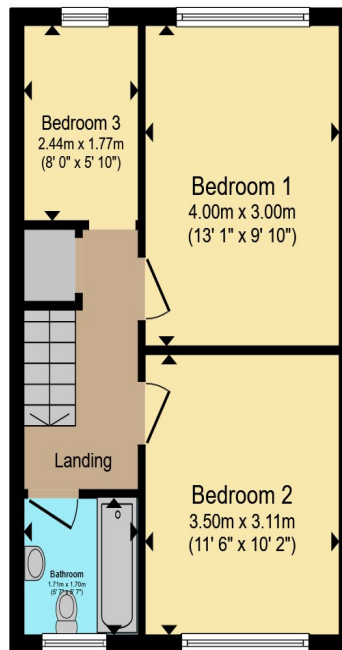
## Agents Note

The property is 'sold as seen' and although previous owners have covered the frontage with stone, no dropped kerb has been installed, therefore no pathway crossing has been granted





**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: HSW316438 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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