2 Brook Meadow, Wychbold, Worcestershire, WR9 7SJ £245,000

Allan Morris
estate agents

2 Brook Meadow, Wychbold, Worcestershire, WR9 7SJ

This freehold end-terraced house is situated in a popular village between Bromsgrove and Droitwich, with a popular first school and is convenient for the M5 motorway and commuting to Birmingham and Worcester.

The house offers well appointed accommodation briefly comprising: a reception hallway with fitted cloakroom off; fitted breakfast kitchen; living room; landing; three bedrooms; an en suite shower room; and a family bathroom.

In addition, the property benefits from a tarmac and block paved drive providing off-road parking for three cars, PVC double glazing, gas fired central heating and a walled garden landscaped for ease of maintenance and with easterly and southerly aspects.

DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.

KEY POINTS

- End-terraced house
- Freehold tenure
- PVC double glazing
- Gas-fired central heating
- 'Ideal' combination boiler installed 2014
- 3 car drive
- Walled garden
- Energy Performance Certificate band C
- Council Tax band C (Bromsgrove DC)
- Estate management charge, approx £100pa

INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Light fittings as fitted
- Electric oven, gas hob & cookerhood in kitchen
- Built-in wardrobe in bedroom 1

TEA
SUGAR

DIRECTIONS

GROUND FLOOR

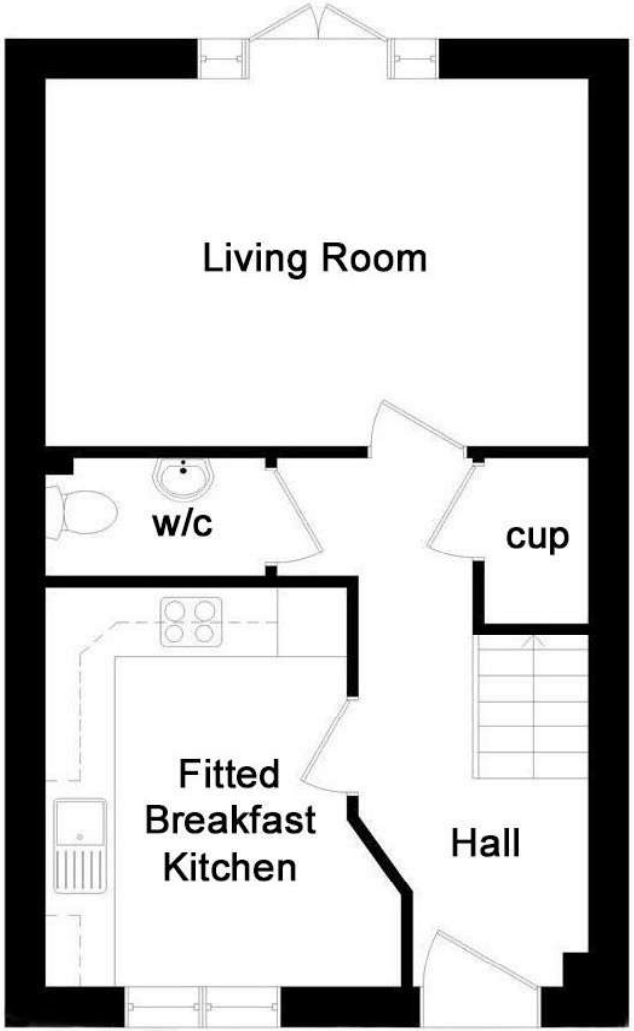
- **RECEPTION HALLWAY** 4.55m x 1.52m < 2.00m (14'11" x 4'11" < 6'6")
- **TOILET** 1.87m x 1.02m (6'2" x 3'4")
- **FITTED BREAKFAST KITCHEN** 3.44m x 2.57m < 3.05m (11'3" x 8'5" < 10'0")
- **LIVING ROOM** 4.68m x 3.16m (15'4" x 10'4")

FIRST FLOOR

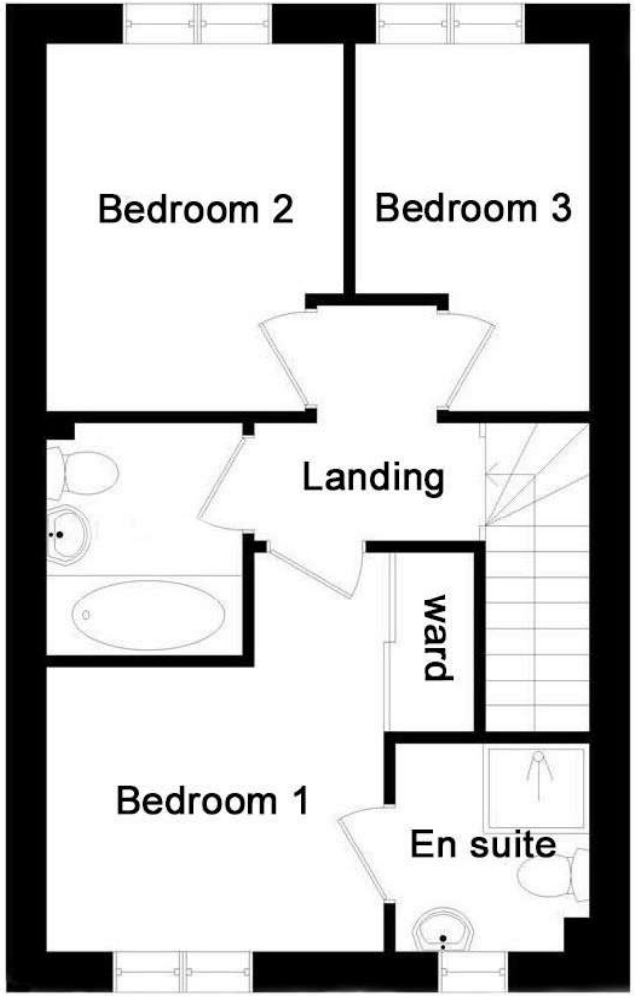
- **LANDING** 2.09m x 1.04m < 2.90m (6'10" x 3'5" < 9'6")
- **BEDROOM ONE** 2.93m < 3.60m x 2.44m < 3.40m (9'7" < 11'9" x 8'0" < 11'2")
- **EN SUITE SHOWER ROOM** 1.75m x 1.66m (5'9" x 5'5")
- **BEDROOM TWO** 3.17m x 2.24m < 2.59m (10'5" x 7'4" < 8'6")
- **BEDROOM THREE** 3.18m x 1.22m < 2.01m (10'5" x 4'0" < 6'7")
- **FAMILY BATHROOM** 2.01m x 1.68m (6'7" x 5'6")

OUTSIDE

- **PARKING** The house is approached over a tarmac and block paved drive providing off-road parking for three cars.
- **GARDEN** The property benefits from a walled rear garden that has been landscaped for ease of maintenance and enjoys easterly and southerly aspects.



Ground Floor



First Floor

Not to scale
For general guidance purposes only and not to be taken as a statement of fact.

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