

for sale

offers in the region of **£325,000**



Bracken Grove Catshill BROMSGROVE B61 0PB

An extended, well-presented three bedroom family home situated in a popular cul-de-sac and village location close to shops, transport links and other local amenities including well-respected first and middle schools. Perfect for growing families, this property benefits from versatile accommodation throughout and has a large rear garden. Briefly comprising: porch, entrance hall, lounge, kitchen/dining room, family room, office, shower room, three bedrooms, family bathroom, large rear garden, driveway. Viewing is recommended to appreciate the accommodation on offer.

Bracken Grove Catshill BROMSGROVE B61 0PB

Approach

The property has a large block paved driveway to the front, with a step up to front door opening to porch.

Porch

Double glazed window to front elevation, spotlights to ceiling, door to entrance hall.

Entrance Hall

A welcoming entrance hall with wood effect flooring, stairs up to first floor accommodation, roof window, doors leading to:

Lounge

Wood effect flooring, central heating radiator, double glazed window to front elevation, door to kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, induction hob, splashback, cooker hood over, breakfast bar, space and

plumbing for appliances, space for dining table, spotlights to ceiling, central heating radiator, double glazed French doors opening to rear garden, double glazed windows to rear elevation, door to family room.

Family Room

A versatile room with a large roof window, central heating radiator, spotlights to ceiling, double glazed French doors opening to rear garden, door opening back up to entrance hall.

Downstairs Shower Room

A convenient downstairs shower room with low level W.C, shower cubicle, heated towel rail, spotlights to ceiling, vanity wash hand basin, roof window.

Office

A handy room that is used as an office by the current owners, this room has a central heating radiator, spotlights to ceiling, double glazed window to front elevation.



Storage Cupboard/Utility

A storage cupboard with space and plumbing for appliances.

Landing

Loft hatch, doors to:

Bedroom One

Central heating radiator, built in wardrobes, double glazed window to front elevation.

Bedroom Two

Central heating radiator, built in wardrobe, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, built in wardrobe, double glazed window to front elevation.

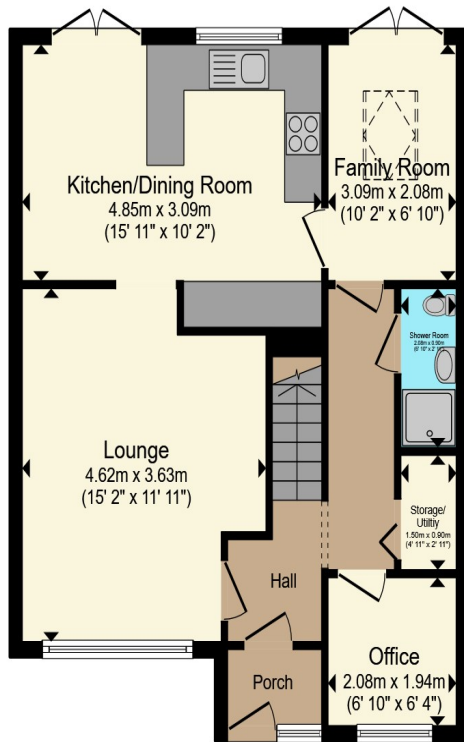
Family Bathroom

Wood effect flooring, wash hand basin, low level W.C, heated towel rail, bath with shower over, spotlights to ceiling, extractor, double glazed window to rear elevation.

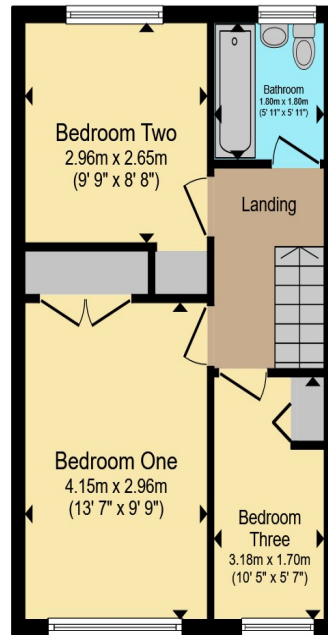
Large Rear Garden

A generously spacious rear garden perfect for growing families. There is a patio area with lawn beyond, further patio to the rear with large wooden shed. The rear garden is fence enclosed.





Ground Floor



First Floor

Total floor area 96.9 m² (1,043 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



To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316452 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/HSW316452



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk