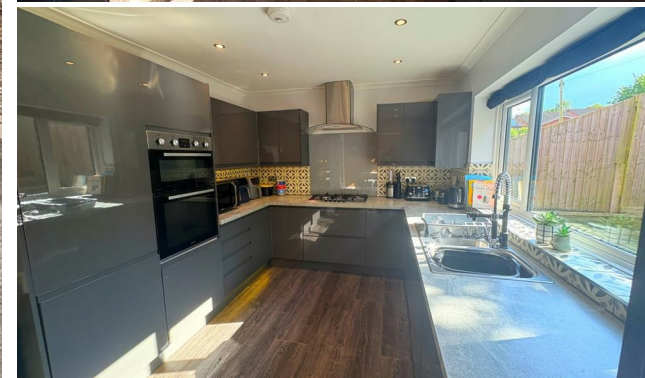




**Stourbridge Road, Bromsgrove**

**Offers In The Region Of £475,000**



**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Stourbridge Road, Bromsgrove

## DESCRIPTION

An excellent opportunity to acquire this beautifully renovated and well presented four-bedroom detached home, ideally situated in the highly sought-after area of Catshill.

The property briefly comprises a living room, kitchen/diner, utility room and downstairs WC. To the first floor, there is a landing leading to four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite, alongside the family bathroom.

The property further benefits from an integral garage.

Externally, the property offers a driveway providing ample off-road parking, along with a well-proportioned tiered rear garden.

Catshill is a popular residential village located on the outskirts of Bromsgrove, well regarded for its friendly community atmosphere and convenient access to local amenities. The area offers a range of shops, schools, pubs and everyday facilities, along with nearby parks and countryside walks. Bromsgrove Town Centre is easily accessible and provides a wider selection of retail, restaurant and leisure facilities. Excellent transport links are close by, with easy access to the M42 and M5 motorway network.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Pending

Local Authority: Bromsgrove District Council

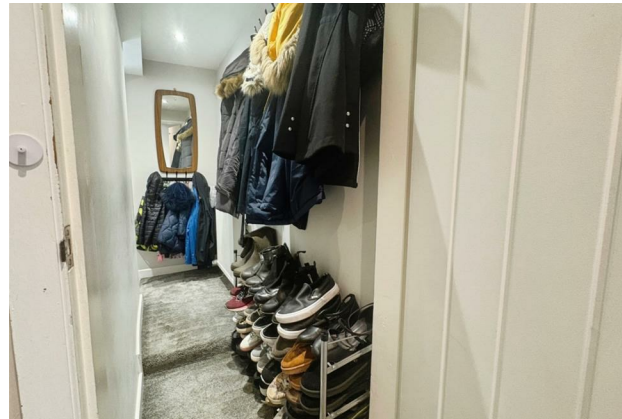
Council Tax Band: E

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Need to arrange a RICS Building Survey? Call Richard for specialist advice.

Want To Sell Your Property? Call Edward or Tracey to arrange your FREE no obligation market appraisal.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>

