



41 Providence Road, Bromsgrove, Worcestershire, B61 8EG

£350,000

**Allan Morris**  
estate agents

# 41 Providence Road, Bromsgrove, Worcestershire, B61 8EG

'No Upward Chain'

This freehold detached house offers deceptively spacious accommodation of approximately 1,065sqft and is situated in a popular residential area within walking distance of the facilities of the town centre. There are also good local amenities and the location is also convenient for commuting to Birmingham and the national motorway network.

The house has been extended and extensively refurbished by the current owner to a high standard, offering the following accommodation: a reception hall with a toilet off; study; an open plan lounge, dining room and fitted kitchen; landing; two double bedrooms; en suite shower room; and an en suite bathroom.

In addition, the property benefits from a drive providing off-road parking for two cars, gas-fired central heating, PVC double glazing and a rear garden that has been landscaped for ease of maintenance and offering a lovely north westerly aspect.





## DISCLAIMER

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

## KEY POINTS

- Freehold tenure
- Approx 1,065sqft
- 2 double en suite bedrooms
- Open plan lounge, dining & kitchen
- Hall with toilet; Study
- PVC double glazing
- Gas-fired central heating
- Worcester combi boiler installed 2016
- Energy Performance Certificate band C
- Council Tax band D
- 2 car driveway
- North westerly garden

## INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtain as fitted
- Integrated fridge/freezer & dishwasher
- 'Neff' slide & hide oven and combination oven with warming drawer
- Built-in ceramic hob & cookerhood
- 'Lusso' 3-in-1 boiling water tap
- Large timber shed in garden



## DESCRIPTION

### GROUND FLOOR

- **CANOPY PORCH**
- **HALL** 2.06m x 1.25m (6'9" x 4'1")
- **TOILET** 1.88m x 1.25m (6'2" x 4'1")
- **STUDY** 2.57m x 1.93m (8'5" x 6'4")
- **OPEN PLAN LOUNGE, DINING ROOM & FITTED KITCHEN**
- **DINING AREA** 3.91m x 2.11m < 4.20m (12'10" x 6'11" < 13'9")
- **LOUNGE AREA** 5.40m < 6.01m x 3.20m < 4.70m (17'8" < 19'8" x 10'6" < 15'5")
- **FITTED KITCHEN AREA** 3.09m < 4.44m x 2.51m (10'1" < 14'6" x 8'3")

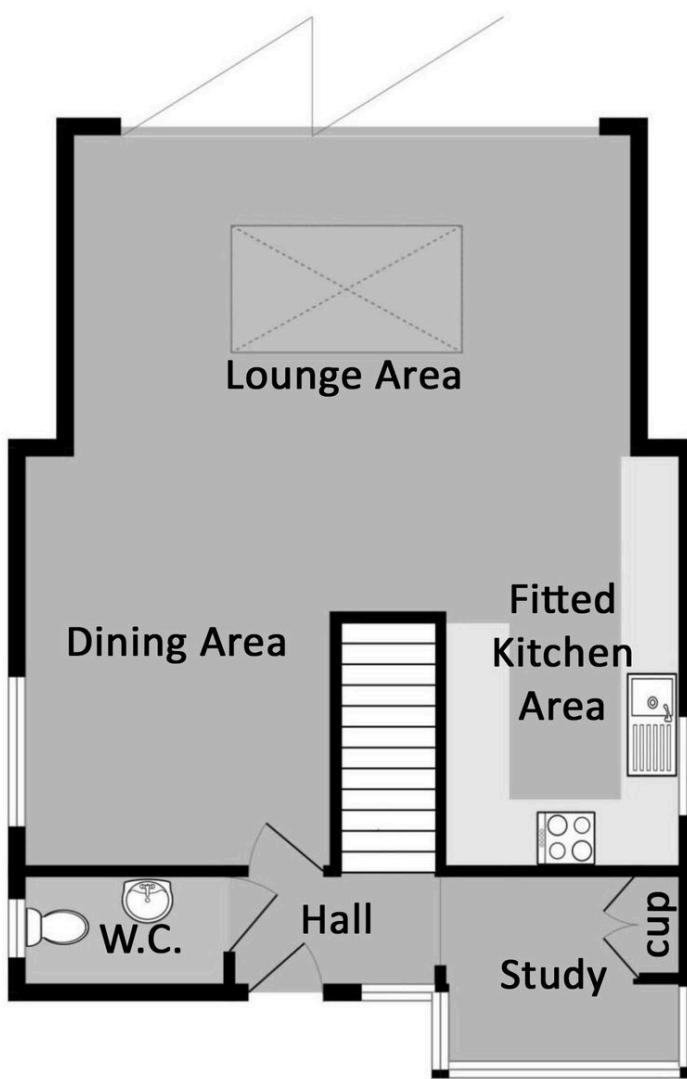
### FIRST FLOOR

- **LANDING** 2.93m x 1.74m (9'7" x 5'8")
- **BEDROOM ONE** 3.60m < 3.88m x 3.06m < 4.09m (11'9" < 12'8" x 10'0" < 13'4")
- **EN SUITE SHOWER ROOM** 2.08m x 2.00m (6'10" x 6'7")
- **BEDROOM TWO** 2.96m < 3.84m x 2.64m (9'8" < 12'7" x 8'8")
- **EN SUITE BATHROOM** 2.61m x 1.62m (8'6" x 5'4")

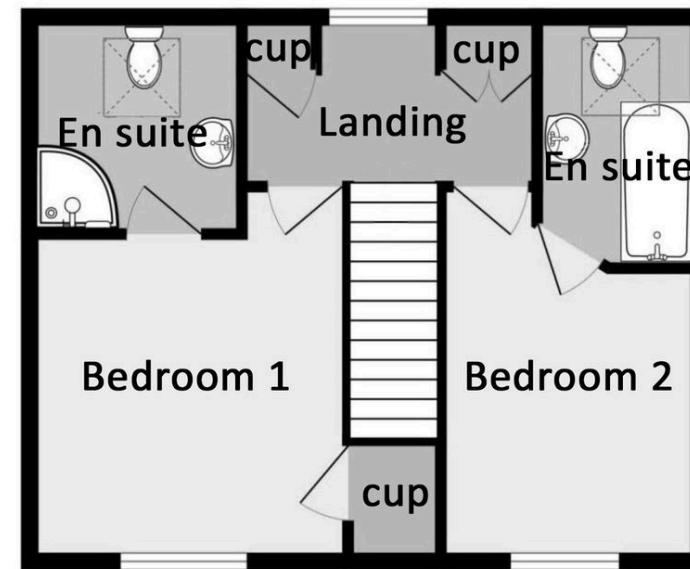
### OUTSIDE

- **PARKING** The house is approached over a tarmac drive providing off-road parking for two cars.
- **GARDENS** The house stands behind a lawn, a large triangular area to the front of which is owned by the local authority. The rear garden enjoys a lovely north westerly aspect, comprising: a paved area across the rear of house with three steps up to the gravelled garden beyond.





**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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