

AP MORGAN



Carol Avenue, Bromsgrove, Worcestershire
Offers in the region of £375,000

Features:

- Available with no onward chain
- Well-laid detached family home
- Three good-sized bedrooms
- Spacious lounge & separate dining room
- Generous kitchen & separate utility room
- Family shower room, separate w/c & ground floor w/c
- Landscaped south facing rear garden
- Driveway & garage

Description:

Available with no onward chain is this well-laid-out three-bedroom detached family home, benefitting from two reception rooms, a generous kitchen with separate utility area, and a south-facing rear garden. The property occupies a well-regarded residential location less than one mile from Bromsgrove town centre.

The property is approached via a driveway offering parking for multiple cars and an enclosed porch leading to the front door.

Once inside, the interior briefly comprises: entrance hallway, good-sized lounge with feature electric fireplace and bow bay window to the front aspect, leading through into a separate dining room; and a generous kitchen with understairs storage cupboard. A side door from the kitchen opens into a utility/side passage that provides access to a ground-floor W/C, an internal door into the garage, and doors out to both the front and rear of the property.

Rising upstairs, the first-floor landing leads to three double bedrooms, all benefitting from built-in wardrobe storage, along with a principal shower room and a separate W/C.

Moving outside, the property enjoys a south-facing split-level rear garden, offering an initial paved patio seating area with a timber summerhouse, steps leading up to an artificial lawn, mature planted shrubbery, and an additional garden space to the rear with a timber shed. A side access gate leads back to the frontage.



The property is well placed for access to local shops, well-regarded schooling including the prestigious Bromsgrove private school and Sanders Park, with Bromsgrove town centre located under a mile away, providing a further range of shops, supermarkets, cafés, bars and leisure facilities.

Details:

Porch

Entrance Hall

Lounge 4.45 x 3.43

Dining Room 3.00 x 3.43

Kitchen 3.00 x 3.38

Utility/Side Passage 5.04 x 1.41

Ground Floor W/C 1.27 x 1.76

Garage 4.82 x 2.27

First Floor Landing

Bedroom One 3.36 x 3.44

Bedroom Two 3.05 x 3.44 Both max

Bedroom Three 2.29 x 3.36

Shower Room 1.75 x 1.84

Separate W/C 1.78 x 0.83

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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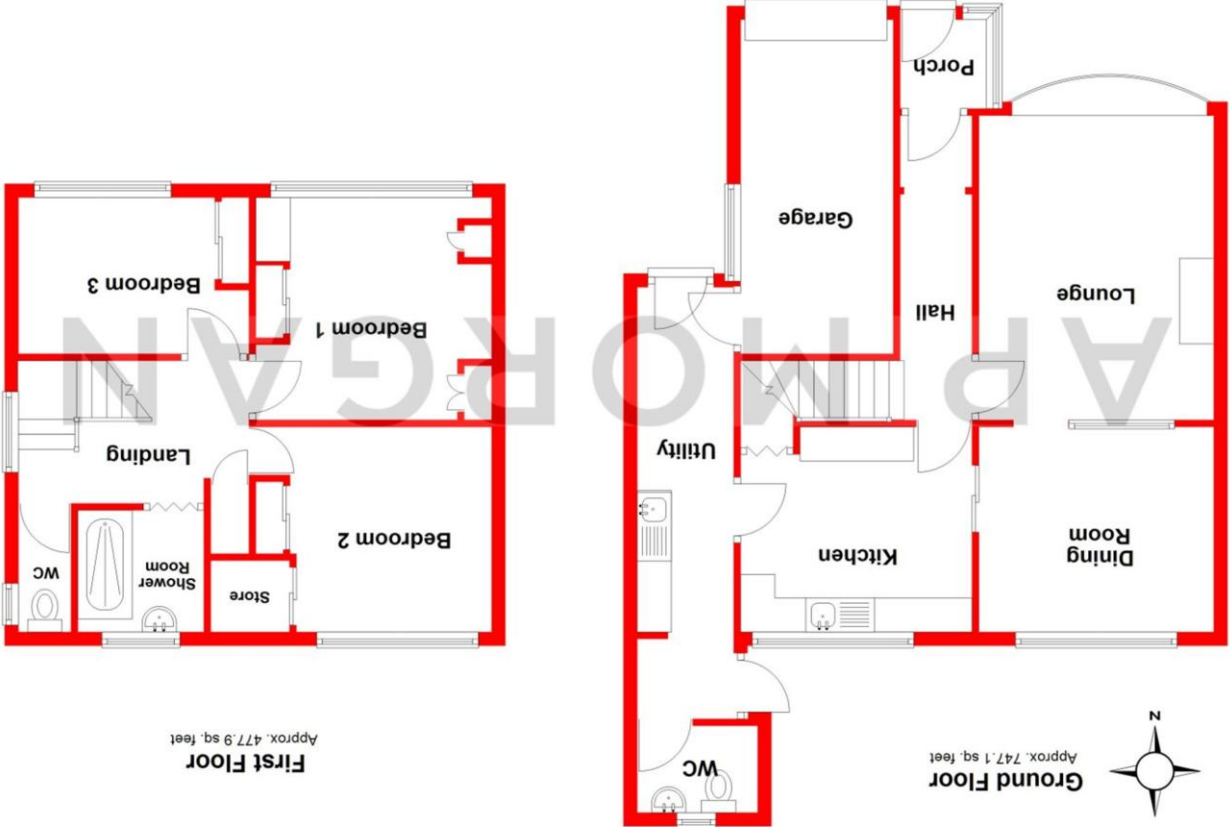
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlup.

Total area: approx. 1225.0 sq. feet

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