

AP MORGAN



**Pennine Road, Bromsgrove**  
Offers in the region of £310,000

**Features:**

- Beautifully presented semi-detached house
- Three bedrooms
- Driveway & garage
- Open plan kitchen/dining room
- Lounge with feature panelling & fireplace
- Covered side passage & utility room
- Modern family bathroom suite
- Attractive landscaped rear garden

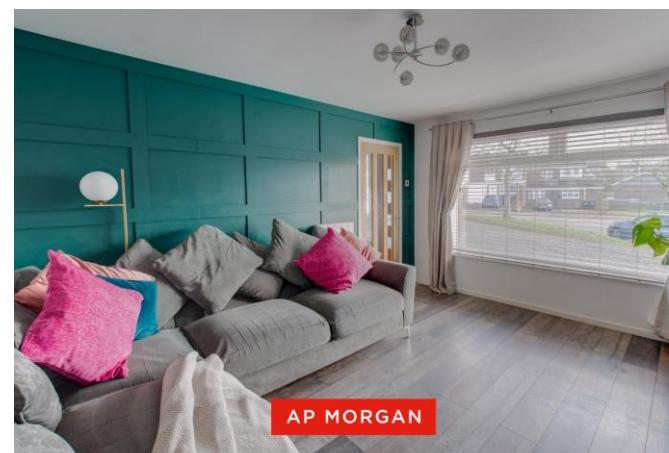
**Description:**

An excellent opportunity to purchase this attractive and beautifully presented three-bedroom semi-detached home, situated within a well-established and desirable residential development, conveniently located within one mile of Bromsgrove town centre. The property further benefits from off-road parking via a driveway and a detached garage.

The property is approached via a low-maintenance gravelled frontage, with a driveway positioned to the right-hand side leading to the detached garage, which is fitted with power sockets and lighting. An enclosed porch provides access to the main front door.

Once inside, the stylish and welcoming accommodation briefly comprises an entrance hallway, leading into a lounge featuring decorative wall panelling and a media wall with built-in electric fireplace. To the rear is a modern open-plan kitchen/dining room, fitted with a range of units and integrated oven with gas hob over, fridge/freezer, breakfast bar, and useful under-stairs storage cupboard. Large double-glazed sliding doors open directly onto the rear garden, while a further door from the kitchen provides access to a covered side passage, which offers fitted cabinetry, space for additional laundry appliances, and doors opening to both the front and rear of the property.

To the first floor, the landing gives access to two double bedrooms, with the principal bedroom benefiting from a large walk-in wardrobe, a single third bedroom with built-in storage, and a modern three-piece family bathroom suite with shower over bath.



Outside, the property enjoys a beautifully landscaped rear garden, featuring a stone patio area ideal for outdoor dining and entertaining, with steps leading up to a lawn and a raised timber decked seating area. Further access to the detached garage is available from the garden.

The property occupies a popular residential location approximately one mile north of Bromsgrove town centre, offering a wide range of shops, supermarkets, leisure facilities, and amenities. The area is within catchment of well-regarded schooling for all ages, benefits from nearby local shops and bus routes, and provides excellent access to the M5 and M42 motorway networks, making it ideal for commuting to surrounding areas.

**Details:**

Porch

Hallway

Lounge 4.10 x 2.93

Kitchen 2.32 x 2.95

Dining Area 2.48 x 2.95

Side Passage/Utility 7.15 x 1.32

Garage 5.44 x 2.57

First Floor Landing

Bedroom One 3.88 x 2.61 Max

Bedroom Two 3.18 x 2.78

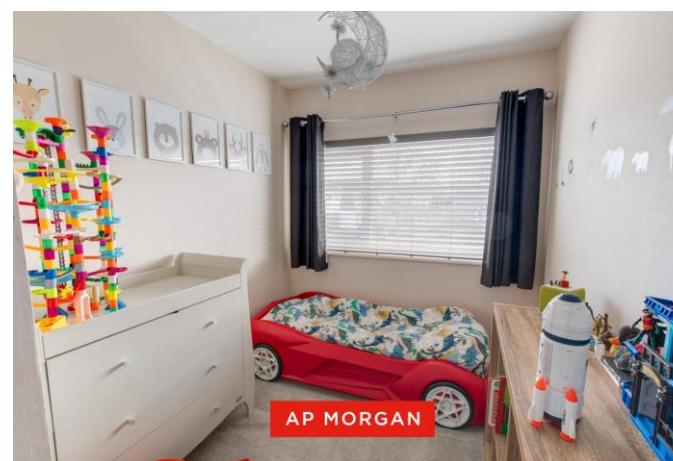
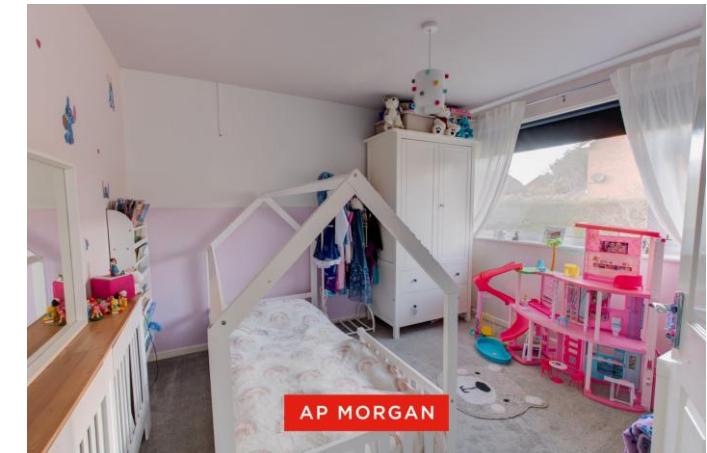
Bedroom Three 2.88 x 2.09 Max

Bathroom 1.58 x 1.92

**EPC Rating:** C

**Council Tax Band:** C (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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## Identity Checks

**Ground Floor**

Approx. 635.7 sq. feet

**First Floor**

Approx. 353.0 sq. feet

**Total area: approx. 988.8 sq. feet**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and 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 is given as to their operability or efficiency.

Plan produced using PlanIt Pro.

- If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.
- A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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## How can we help you?