

**AP MORGAN**



**Belvoir Road, Oakalls, Bromsgrove**  
Guide Price £260,000



**Features:**

- Beautifully presented house
- Sought after cul-de-sac location
- Two double bedrooms
- Stylish fitted kitchen
- Lounge/diner & conservatory
- Family bathroom, en-suite & ground floor w/c
- Landscaped rear garden
- Driveway for two cars

**Description:**

Situated within a highly desirable cul-de-sac location of the Oakalls, Bromsgrove is this immaculately presented two-bedroom mid terraced home, having been lovingly maintained and improved by the current owners with a high specification finish throughout.

The property is approached via an attractive front garden with path leading to a Front Entrance door and lawn to the side having a variety of plants and trees, with a Cotswold stone driveway to the side having parking for at least two cars.

Once inside the welcoming interior briefly comprises: Entrance hallway, ground floor guest w/c, stylish fitted kitchen with a range of wall and base units, inset gas hob with electric oven beneath, space for Fridge Freezer, and integrated dishwasher, useful utility store cupboard offering plumbing for a washing machine, an attractive open plan lounge/diner with feature fireplace and French doors opening through to the conservatory.

Rising upstairs the first-floor landing has doors radiating off to: A master bedroom with fitted wardrobe storage and an en-suite shower room, double bedroom two, and a modern family bathroom suite with shower over bath.

Moving outside the property enjoys a well presented enclosed rear garden laid to lawn with stepping stones, rear paved patio seating area, timber shed store and a rear access gate.





Further benefits include gas fired central heating with Hive heating controls and boiler still within warranty, double glazing throughout, house alarm system, conservatory with 5 years warranty remaining, re-placed fascias, and a partially boarded loft space with pull down ladder.

Belvoir Road is situated on the popular Oakalls Estate and this property is positioned towards the head of this quiet cul-de-sac. The property offers excellent access to Bromsgrove Town Centre with all of the amenities it has to offer and also offers great access to the local road network with local routes leading out to Redditch, Worcester and Droitwich as well as easy access to both the M5 and M42 Motorways.

**Details:**

**Entrance Hall**

**Lounge/Diner** 18'11" (5.77) x 12'8" (3.86) Both max

**Kitchen** 9'9" x 6'5" (2.97m x 1.96m)

**W.C**

**Conservatory** 9'8" x 9'6" (2.95m x 2.9m)

**Landing**

**Bedroom One** 10'7" x 9'4" (3.23m x 2.84m)

**En-Suite**

**Bedroom Two** 12'9" x 8'3" (3.89m x 2.51m)

**Bathroom** 6'2" x 6'2" (1.88m x 1.88m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us**



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 012527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

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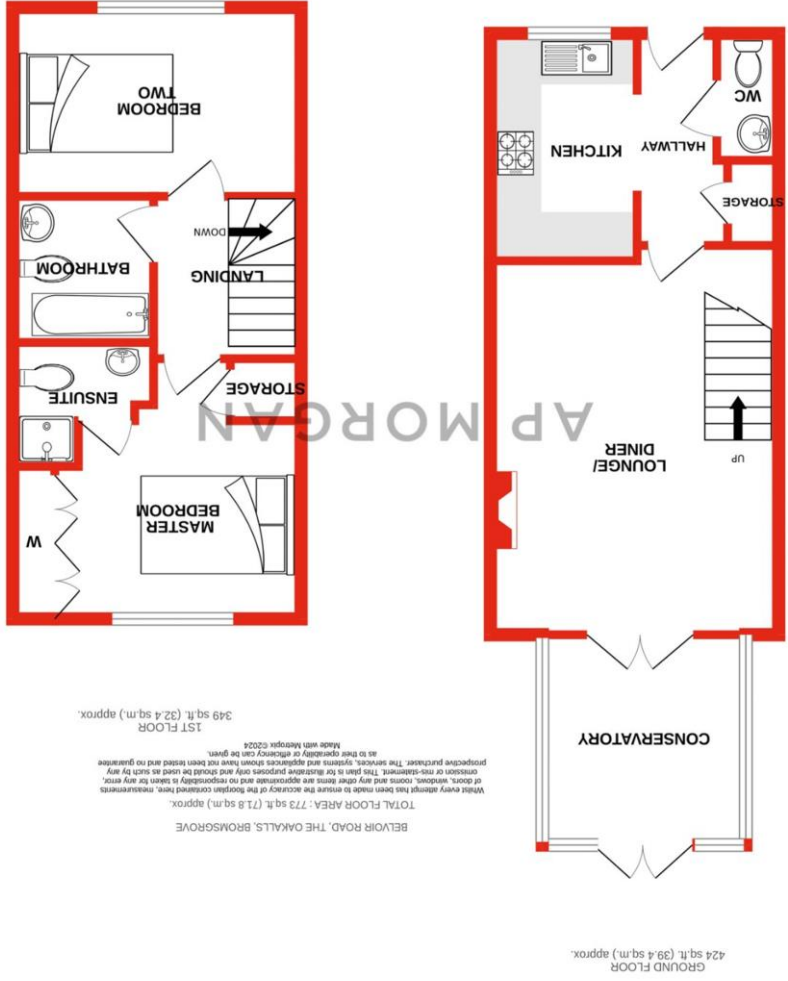
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### Need a removal company and storage?

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