

**AP MORGAN**



**Holly Grove, Bromsgrove,**  
Asking Price £290,000

**Features:**

- Extended semi-detached home
- Three good sized bedrooms
- Lounge & family room
- Fitted kitchen & dining area
- Family bathroom & ground floor shower room
- Enclosed rear garden
- Driveway & garage
- EPC - C

**Description:**

Situated on a generous corner plot within a desirable cul-de-sac is this three bedroom, extended, semi-detached family home, situated within a popular location of Sidemoor, Bromsgrove.

The property is approached via an attractive frontage with a pathway flanked by well-maintained lawns, a large lawned area to the side, a driveway for off-road parking, and access to a garage.

Moving inside, the property briefly comprises an enclosed porch, an entrance hallway, a ground floor shower room with a W/C, a spacious lounge with a feature gas fire, a spacious open-plan kitchen/dining/family room benefiting from a built-in oven and a five-burner gas hob, and a UPVC double-glazed boot room with access to the rear garden and the driveway to the side.

Rising upstairs, the first-floor landing leads to double bedrooms one and two, both with fitted wardrobes, a well-proportioned bedroom three, and a family bathroom suite.

Outside, the property enjoys a well-presented rear garden with paved patio seating areas, a lawn, a side access gate, and mature hedgerows bordering the property.

Further benefits include gas-fired central heating and double glazing, as well as a boarded loft space with a pull-down ladder and light.

Holly Grove is situated approximately one mile from Bromsgrove Town Centre. The property is in a popular



residential location with a wide range of local amenities, conveniently located near Meadows First School, Parkside Middle School, and within a short distance from North Bromsgrove High School. Bromsgrove Train Station (in Aston Fields) provides commuters with access to nearby cities such as Worcester and Birmingham. The property is also conveniently located for motorway links, including the M5 and M42. "links to include M5 and M42.

**Details:**

**Porch**

**Entrance Hall**

**Ground Floor Shower Room 3.12 x 1.16**

**Lounge 16'9"x10'5" both max (5.1mx3.18m both max)**

**Family Room 9'x16'6" (2.74mx5.03m)**

**Dining Area 8'1"x8'1" (2.46mx2.46m)**

**Kitchen 8'1"x7'7" (2.46mx2.3m)**

**Boot Room 12'x3' (3.66mx0.91m)**

**First Floor Landing**

**Bedroom One 12'1"x10'5" both max (3.68mx3.18m both max)**

**Bedroom Two 11'10"x10'5" both max (3.6mx3.18m both max)**

**Bedroom Three 8'10"x7'7" (2.7mx2.3m)**

**Bathroom 8'1"x5'7" both max (2.46mx1.7m both max)**

**Garage 4.48 x 2.48**

**EPC Rating: To be confirmed**



## 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 01527 910 300, or visit their website for more information:

[www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

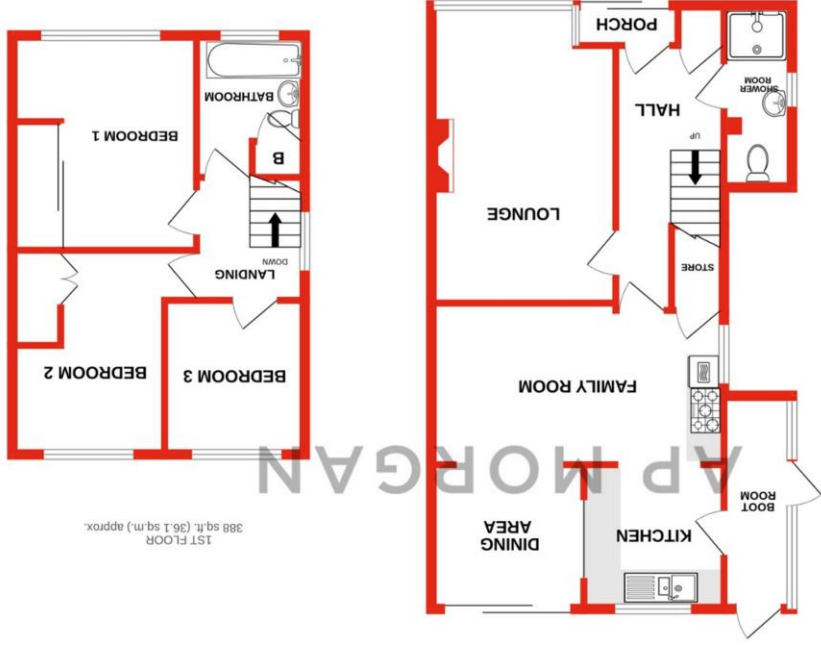
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### Need a solicitor?

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### Need a removal company and storage?

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GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.  
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 operation or efficiency can be given.  
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