

AP MORGAN



Holly Road, Bromsgrove
Offers in excess of £250,000

Features:

- Traditional cottage
- Two bedrooms & loft room
- Lounge with log burner
- Kitchen/diner
- Stylish shower room
- South facing rear garden
- Local amenities & schooling
- Solar panels
- EPC - C

Description:

An excellent opportunity to purchase this well-presented, traditional, two bedroom cottage benefitting from an additional loft room and centrally located within proximity to local amenities and to the Bromsgrove town centre facilities.

The property is approached via a walled and gated frontage with space for bins.

Once inside the layout briefly comprises: Kitchen/diner with a range of fitted wall and base units integrated dishwasher, fridge/freezer, oven & gas hob over, and a good sized lounge with feature log burner and double glazed French doors leading out to the rear garden.

Rising upstairs the first floor landing leads off to two bedrooms, shower room, and a further staircase rising up to the loft room which has an en-suite w/c.

Further benefits include: Gas fired central heating and double glazing throughout, fitted solar panels offering the benefit of reduced bills and a brick built garden store with fitted electrics and a covered log store.

The property is conveniently located within particularly easy distance from the town centre offering a new leisure centre, a David Lloyd Gym, Bromsgrove Golf Course and a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



Details:

Kitchen/Diner 7'9" x 13'11" (2.36m x 4.24m)

Lounge 11'11" x 13'11" (3.63m x 4.24m)

First Floor Landing

Bedroom One 11'3" x 7'7" (3.43m x 2.3m)

Bedroom Two 8'7" x 7'7" (2.62m x 2.3m)

Shower Room 7'9" x 7'6" (2.36m x 2.29m)

Second Floor

Loft Room 13'10" x 9'6" (4.22m x 2.9m) Both max



EPC Rating: C

Council Tax Band: B (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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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, 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.

Need a solicitor?

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