

**AP MORGAN**



**Shrubbery Road, Bromsgrove**  
Asking Price £299,950



**Features:**

- Well-presented semi-detached house
- Corner plot with large driveway
- Three bedrooms
- Spacious lounge with bay window
- Generous kitchen/breakfast room
- Family bathroom & ground floor w/c
- Private rear garden & garage
- Excellent location close to Bromsgrove town

**Description:**

Occupying a prominent corner position within a well-regarded and convenient central Bromsgrove location is this traditional and well-presented three-bedroom semi-detached family home.

The property is approached via a generous frontage offering a substantial block-paved driveway providing off-road parking for multiple vehicles, a small lawned area, access to the garage, and screening from the road by mature hedgerows. Entry is gained through an enclosed front porch leading to the main front door.

Once inside, the welcoming accommodation briefly comprises: an entrance hall leading into a spacious lounge featuring a walk-in bay window to the front aspect and large built-in cabinetry providing useful storage. To the rear is a well-presented kitchen/diner fitted with a range of wall and base units, breakfast bar space, and provision for freestanding appliances. Further benefits include a door to useful under-stairs storage, a ground floor WC, and a door leading out to the rear garden.

Rising upstairs, the first-floor landing provides access to double bedrooms one and two, a well-proportioned third bedroom, and a three-piece family bathroom suite with a shower over the bath.

Outside, the property benefits from a low-maintenance rear garden, initially laid to a paved seating area and leading to a lawn with timber-fenced boundaries. There is rear access into the garage and a side access gate returning to the front of the property.





The property is ideally situated on the outskirts of Bromsgrove town, enjoying convenient access to a wide range of local amenities including shops, excellent private and state schools, the town centre high street, and leisure facilities. Rail links are available from Aston Fields train station, along with a variety of popular bars and restaurants, while major road links including the M5 and M42 provide excellent access to surrounding areas.

**Details:**

**Porch**

**Entrance Hall**

**Lounge** 4.15 x 4.79 Max incl bay

**Kitchen/Diner** 2.71 x 4.79

**Ground Floor w/c**

**Garage** 4.17 x 2.35

**First Floor Landing**

**Bedroom One** 3.24 x 3.44 Both max

**Bedroom Two** 3.13 x 3.29

**Bedroom Three** 2.70 x 2.36 Both max

**Bathroom** 2.03 x 1.85 Both max

**EPC Rating:** D

**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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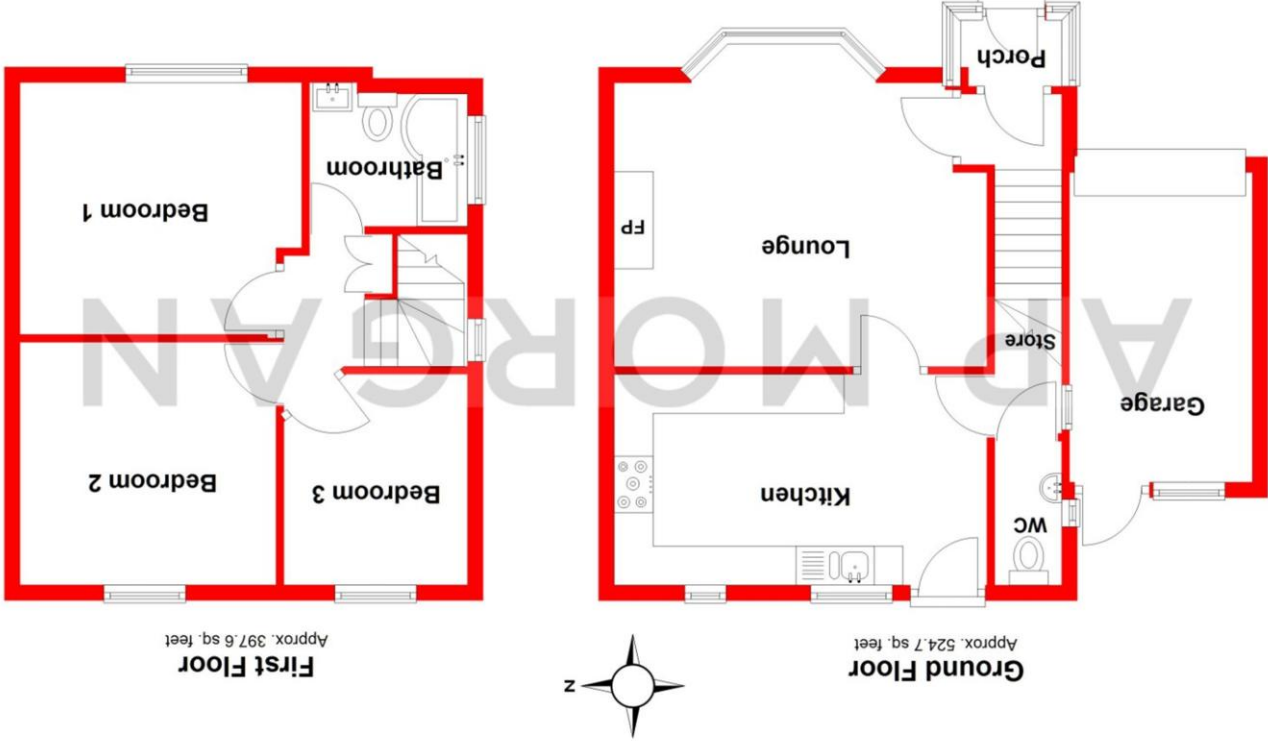
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Plan produced using PlanUp.

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