

**AP MORGAN**



**Rock Hill, Bromsgrove**  
Guide Price £299,950



**Features:**

- Victorian cottage with period style features
- Three good-sized bedrooms
- Lounge with feature wood burner
- Family/dining room
- Fitted kitchen/diner
- Family bathroom
- Large south-easterly facing rear garden
- Convenient location less than a mile from Bromsgrove Town

**Description:**

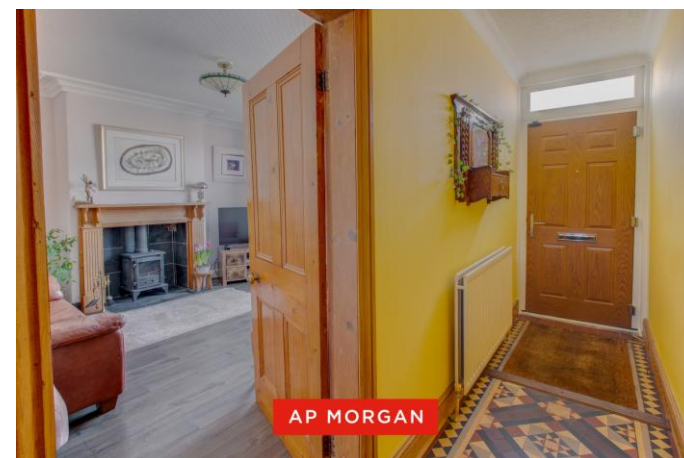
Situated on a generous plot close to Bromsgrove town centre is this charming three-bedroom Victorian mid-terraced cottage, offering deceptively spacious accommodation and a wealth of period-style features throughout.

The frontage of the property is set back from the road by a small, low-maintenance gravelled frontage with an ornate low-level fence and gate, along with a pathway leading to the front door.

Once inside, you are welcomed by an entrance hallway with a beautifully decorative Minton tiled floor, leading off to a front lounge featuring a log-burning stove. There is a separate reception room offering use as a family/dining room or additional lounge, with attractive built-in Victorian cabinetry, a store cupboard, and a door leading through to the extended kitchen/diner. The kitchen/diner offers space for a range-style cooker, space for further slot-in appliances, and double-glazed French doors leading out to the rear garden.

From the entrance hall, stairs rise to the first-floor landing, which has doors radiating off to double bedroom one with a feature cast iron fireplace flanked by built-in wardrobe storage, double bedroom two also with a feature cast iron fireplace, a well-proportioned bedroom three, and a three-piece bathroom suite with a shower over the bath.

Moving outside, the property enjoys a generous south-easterly facing rear garden, laid to an initial paved patio





seating area, beyond which is a large lawn with established planted beds containing mature trees and shrubs. The garden benefits from timber-fenced boundaries and a side passage allowing access to the frontage.

Further benefits include gas-fired central heating powered by a Worcester Bosch combi boiler fitted in 2019 and within a 10-year warranty, double-glazed windows throughout (some with fitted shutter blinds), and a part-boarded loft space with a fitted pull-down ladder and light.

Set within a well-regarded residential area of Rock Hill, being conveniently located for access to the local amenities, town centre facilities, a choice of state and private schooling including the prestigious Bromsgrove School, leisure clubs and golf course.

#### **Details:**

**Minton Tiled Entrance Hallway**

**Lounge 3.91 x 3.73**

**Family/Dining Room 4.04 x 3.73**

**Kitchen/Diner 7.37 x 2.03**

**First Floor Landing**

**Bedroom One 4.04 x 3.76** Max incl wardrobes

**Bedroom Two 3.96 x 3.78**

**Bedroom Three 2.92 x 2.16**

**Bathroom 3.94 x 1.27**

**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 on 01527 910 300.



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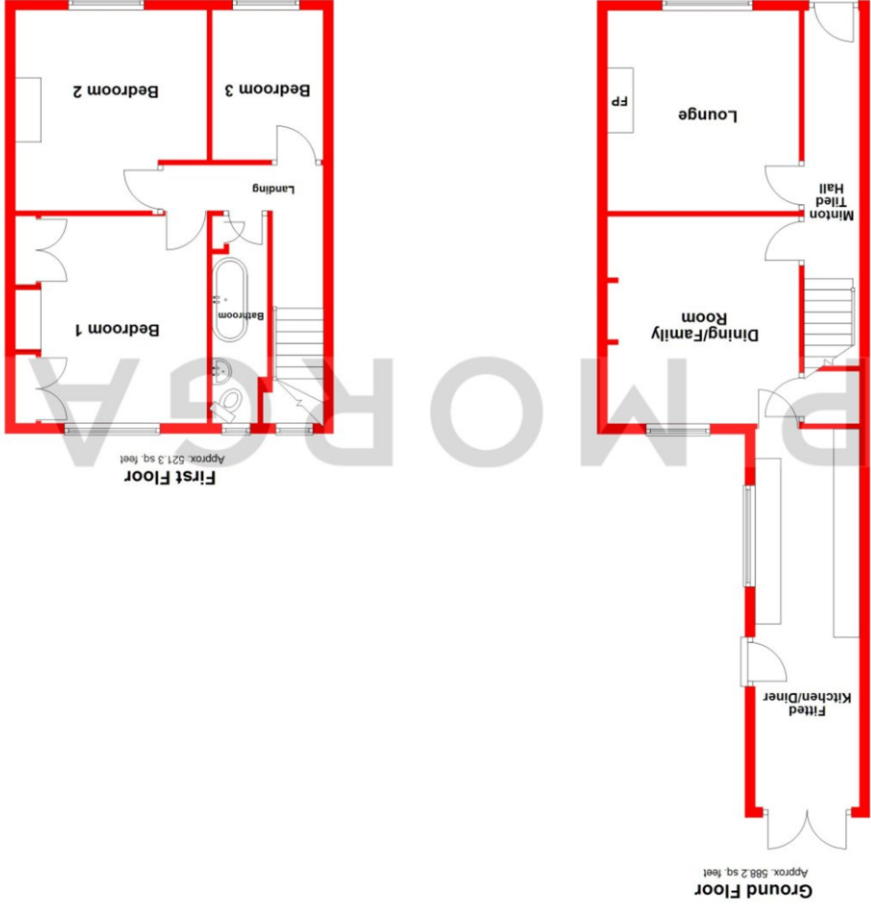
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