



Braces Lane, Marlbrook, Bromsgrove, B60 1ED | £300,000  
Three Bedroom Semi-Detached House

### Features:

- Three Bedrooms
- Family Bathroom
- Kitchen
- Two Reception Rooms
- Good-Sized South-Facing Rear Garden
- Off Road Parking and Garage

### Description:

A well presented traditional three bedroom semi-detached house, offered with two reception rooms, a good-sized south-facing rear garden, off road parking and a garage to the rear of the property, situated in the popular area of Marlbrook, Bromsgrove.

The accommodation, in brief, features:- Driveway providing Off road Parking, Hall, Lounge with Feature Fireplace and Sliding Patio Door to Rear Garden, Dining Room with Bay Window, Kitchen, Stairs to First Floor Landing, Master Bedroom with Bay Window, Double Bedroom Two, Bedroom Three and Family Bathroom with Shower over Bath.

Outside, the property enjoys a good-sized south-facing rear garden with a sitting area and good-sized lawn with raised beds to fenced boundaries with an access gate to the garage situated at the rear of the garden.

Marlbrook offers a range of amenities including catchment for Lickey Hills Primary School, Lickey Hills Nature Park and convenience stores with Bromsgrove town centre within easy distance, as well as access to the M5 and M42 motorway networks.



**Room Dimensions:**

**Hall**

**Lounge:**

12' 10" x 10' 7" (3.92m x 3.25m)

**Dining Room:**

13' 5" x 10' 7" (4.10m into the bay x 3.25m)

**Kitchen:**

9' 3" x 6' 0" (2.82m x 1.85m)

**Garage:**

16' 8" x 8' 4" (5.10m x 2.55m)

**Stairs To First Floor Landing**

**Master Bedroom:**

14' 3" x 9' 8" (4.35m into the bay x 2.95m)

**Bedroom Two:**

12' 11" x 9' 6" (3.95m x 2.92m)

**Bedroom Three:**

10' 4" x 7' 2" (3.15m x 2.20m) max

**Bathroom:**

7' 2" x 7' 0" (2.20m x 2.15m)

**EPC:** C

**Council Tax Band:** D

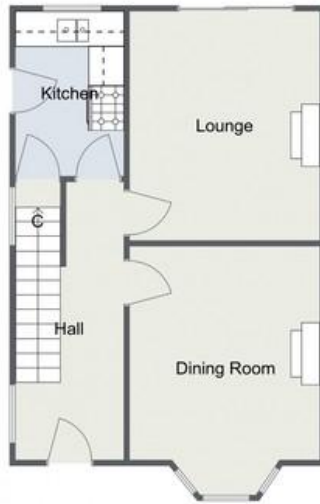
**Tenure:** Freehold

For more information on Braces Lane or to arrange a viewing, please call the Bromsgrove Office on 01527 872 479



# Braces Lane, Bromsgrove

## Ground Floor



Total Area Approx (not inc garage)  
82 sq metres (883 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

## First Floor



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