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**Crabtree Lane**

BROMSGROVE

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**£300,000**



# Three Bedroom Detached House

## Features.

- THREE DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM AND DOWN STAIRS WC
- LOUNGE
- KITCHEN
- REAR GARDEN
- DRIVEWAY AND GARAGE
- NO UPWARD CHAIN

## Description.

A well presented three double bedroom detached house, offered with no upward chain, lounge, kitchen, en suite to the master bedroom, rear garden and off road parking with a garage, situated within easy distance of Bromsgrove town centre.

The property is approached via a driveway providing off road parking with access to the garage. Once inside, the hall with a built in storage cupboard, leads off to; the lounge with a fireplace and French doors to the rear garden; kitchen with integrated oven, hob and cookerhood; and a downstairs wc.

Stairs from the hall lead up to the first floor landing with doors radiating off to; the master bedroom with an en suite shower room; double bedrooms two and three; and the family bathroom.

Outside, the property enjoys a rear garden with a paved patio, lawn, garden shed and fenced/brick walled boundaries.

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).



**Room Dimensions:**

Hall

Downstairs WC

Lounge/Diner: 18' 10" x 16' 2" (5.75m x 4.95m) max

Kitchen: 14' 1" x 6' 11" (4.30m x 2.12m)

Garage: 15' 7" x 7' 8" (4.75m x 2.35m)

Stairs To First Floor Landing

Master Bedroom: 11' 6" x 10' 2" (3.52m x 3.10m) max

En Suite: 7' 1" x 4' 1" (2.18m x 1.25m)

Bedroom Two: 12' 11" x 11' 6" (3.95m x 3.52m)

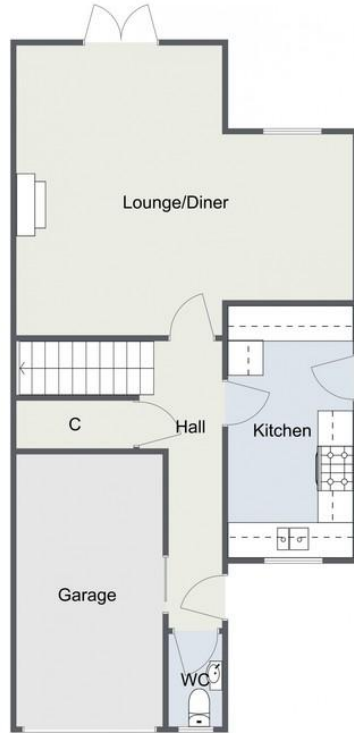
Bedroom Three: 11' 6" x 8' 6" (3.52m x 2.60m)

Bathroom: 8' 10" x 7' 1" (2.70m x 2.18m)

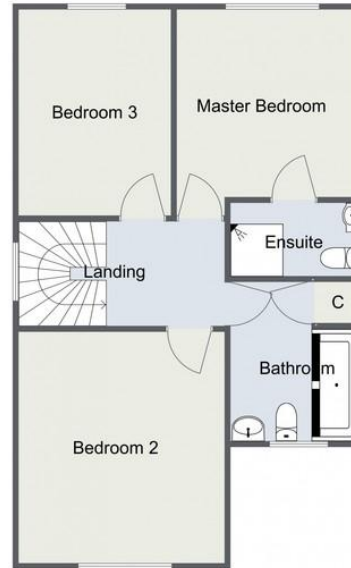


# Crabtree Lane, Bromsgrove

## Ground Floor



## First Floor



Total Area Approx:  
107.1 sq metres (1153 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.

EPC: D

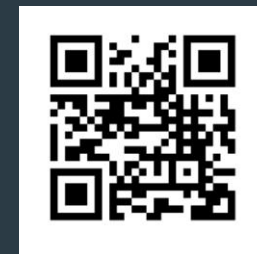
COUNCIL TAX BAND: E

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

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Alternatively, you can scan below to view all of the details of this property online.



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**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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