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## Warmstry Road

THE OAKALLS

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Offers Over  
**£325,000**



# Four Bedroom Semi-Detached House

## Features.

- FOUR BEDROOMS
- EN SUITE, FAMILY BATHROOM AND DOWN STAIRS WC
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- PLEASANT REAR GARDEN
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION WITH EXCELLENT SCHOOL CATCHMENT

## Description.

A well presented four bedroom semi-detached house, offered with two reception rooms, breakfast kitchen, en suite to the master bedroom, pleasant rear garden and off road parking with a garage, situated on the popular and sought after estate, The Oakalls, Bromsgrove.

The property is approached via a driveway providing off road parking for two vehicles with access to the garage. Once inside, the reception hallway leads to; the breakfast kitchen with French doors to the rear garden, breakfast bar and integrated double oven, gas hob and extractor; dining room; and a downstairs wc.

Stairs from the hallway lead up to the first floor landing, with doors radiating off to; the lounge with a modern inset fireplace; and the master bedroom with a built in wardrobe and modern en suite shower room.

Further stairs lead up to the second floor landing, with doors off to; double bedroom two with a built in wardrobe; double bedroom three with built in wardrobe; bedroom four; and the family bathroom with a shower situated over the bath.

Outside, the property enjoys a rear garden with decking, a lawn, further decking sitting area, door providing access into the garage and fenced boundaries with an access gate.

Warmstry Road is located in the sought after and popular modern development The Oakalls, with good access to the motorway network within close proximity to Bromsgrove high street. Bromsgrove itself offers a range of convenience stores, supermarkets, restaurants, leisure centres, schools and other services including doctor and dentist surgeries, a library and a popular golf club, and is an ideal town for growing families.



**Room Dimensions:**

Hall

Downstairs WC

Kitchen: 14' 11" x 14' 9" (4.55m x 4.52m) max

Dining Room: 11' 5" x 8' 1" (3.50m x 2.47m)

Garage: 16' 6" x 8' 6" (5.05m x 2.60m)

Stairs To First Floor Landing

Master Bedroom: 11' 11" x 8' 5" (3.65m x 2.57m)

En Suite: 6' 2" x 6' 0" (1.90m x 1.85m)

Lounge: 14' 9" x 12' 6" (4.52m x 3.82m) max

Stairs To Second Floor Landing

Bedroom Two: 12' 5" x 8' 5" (3.80m x 2.57m)

Bedroom Three: 10' 0" x 8' 5" (3.05m x 2.57m)

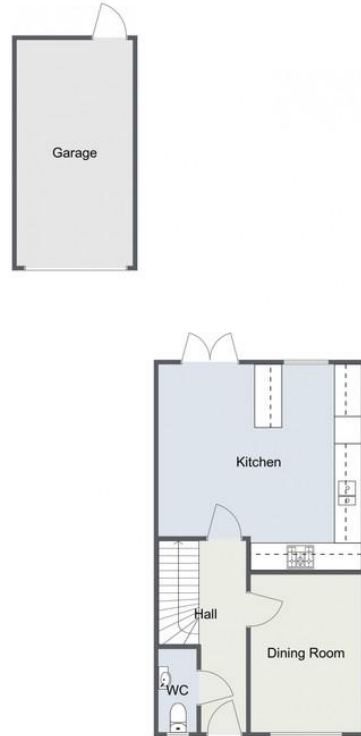
Bedroom Four: 9' 1" x 6' 2" (2.78m x 1.90m)

Bathroom: 6' 4" x 6' 2" (1.95m x 1.90m)



# Warmstry Road, Bromsgrove

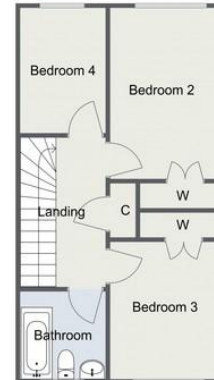
## Ground Floor



## First Floor



## Second Floor



Total Area Approx (not inc garage)  
111.5 sq metres (1200 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: E

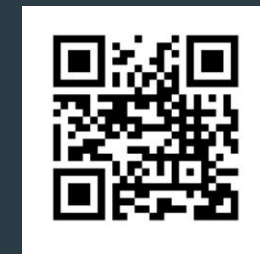
COUNCIL TAX BAND: D

TENURE: Freehold

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

01527 872 479

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



**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.

14 Old Birmingham Road  
Lickey End  
Bromsgrove  
B60 1DE