

# ARKADE

PROPERTY



**56 Braces Lane**  
Marlbrook, Bromsgrove, Bromsgrove, B60 1DY

**Offers In Region Of £350,000**

# Property Features

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- Much Improved Extended Traditional Semi Detached Property
- Three Good Sized Bedrooms
- Two Reception Rooms
- Fully Fitted Kitchen
- Recently Refurbished Family Bathroom
- Double Glazing & Gas Central Heating
- Off Road Parking for Multiple Vehicles
- FREEHOLD

## Full Description

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### SUMMARY DESCRIPTION

This lovely family home has been thoughtfully extended and much improved, the accommodation briefly comprises, Entrance Porch, Entrance Hallway, Two Reception Rooms, Fully Fitted Kitchen, Guest WC, Recently Refurbished Family Bathroom, Large Rear Garden, Block Paved Driveway with parking for multiple vehicles. Gas Central Heating and Double Glazing. Freehold.

### APPROACH

The property is situated on Braces Lane, Marlbrook set back from road behind a block paved driveway with providing parking for multiple vehicles leading to enclosed double glazed entrance porch with storage cupboard, security light and ceramic tiled floor, entrance door into

### ENTRANCE HALLWAY

Having obscured double glazed window to side aspect, gas central heating radiator, stairs rising to first floor accommodation and doors to

### GUEST WC

Obscure double glazed window to side aspect, pedestal hand wash basin, low level wc, central heating radiator, door to gas meter, complimentary tiling to half wall and ceramic tiled floor

### RECEPTION ROOM ONE

10' 11" x 14' 03" (3.33m x 4.34m) max into bay

Double glazed bay window to fore, Adams Style feature fire surround with marble effect backing and hearth, electric fire inset, gas central heating radiator, three wall light points



#### RECEPTION ROOM TWO (EXTENDED)

10' 11" max inc chimney breast x 18' 04" max (3.33m x 5.59m)

Double glazed sliding patio doors to rear garden, Adam Style feature fire surround with marble effect backing and hearth, electric fire inset, gas central heating radiator, three wall light points

#### FULLY FITTED KITCHEN (EXTENDED)

13' 01" x 14' 01" (3.99m x 4.29m) maximum including units

Double glazed window overlooking rear garden, double glazed door to rear garden, double glazed to front access, modern range of base and wall mounted units with roll top surfaces over, one and half bowl sink with drainer and mono bloc tap, integrated appliances include Belling oven and ceramic hob with chimney extractor hood over, dishwasher, automatic washing machine and fridge freezer, Complimentary tiling to splash prone areas and ceramic tiling to floor, wall mounted Worcester Bosch combination boiler

#### LANDING

Obscure glazed double glazed window on turn of stairs, loft access with pull down ladders and doors to

#### BEDROOM ONE

10' 11" x 14' 04" (3.33m x 4.37m) maximum inc wardrobes and

bay window

Double glazed window fore, contemporary range of built in wardrobes, gas central heating radiator

#### BEDROOM TWO

10' 11" x 14' 00" (3.33m x 4.27m) max including wardrobes

Double glazed bay window to rear aspect, contemporary range of built in wardrobes, gas central heating radiator

#### BEDROOM THREE

7' 05" x 7' 10" (2.26m x 2.39m)

Double glazed window to fore, stair bulk head storage cupboard, gas central heating radiator

#### REFURBISHED FAMILY BATHROOM

7' 04" x 7' 10" (2.24m x 2.39m)

Obscure double glazed window to side aspect, contemporary bathroom suite comprising, bath with shower head attachment, close coupled toilet, hand wash basin with vanity unit, separate shower enclosure, ladder towel rail, complimentary tiling to all walls and floor



## REAR GARDEN

Paved and gravelled patio area with garden laid mainly to lawn, small step mid-way ascend to further paved area and onto the rear of the garden, two garden sheds, selection of shrubs, border plants and hedgerow and panel fencing to all boundaries

## TENURE - FREEHOLD

### Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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