

for sale

offers in the region of **£340,000**



Bracken Grove Catshill BROMSGROVE B61 0PB

An extended, well-presented three bedroom family home situated in a popular cul-de-sac and village location close to shops, transport links and other local amenities including well-respected first and middle school. Perfect for growing families, this property benefits from versatile accommodation throughout and has a large rear garden. Briefly comprising: porch, entrance hall, lounge, kitchen/dining room, family room, office, shower room, three bedrooms, family bathroom, large rear garden, driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a large block paved driveway to the front, with a step up to front door opening to porch.

Porch

Double glazed window to front elevation, spotlights to ceiling, door to entrance hall.

Entrance Hall

A welcoming entrance hall with wood effect flooring, stairs up to first floor accommodation, roof window, doors leading to:

Lounge

Wood effect flooring, central heating radiator, double glazed window to front elevation, door to kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, induction hob, splashback, cooker hood over, breakfast bar, space and plumbing for appliances, space for dining table, spotlights to ceiling, central heating radiator, double glazed French doors opening to rear garden, double glazed windows to rear elevation, door to family room.

Family Room

A versatile room with a large roof window, central heating radiator, spotlights to ceiling, double glazed French doors opening to rear garden, door opening back up to entrance hall.

Downstairs Shower Room

A convenient downstairs shower room with low level W.C, shower cubicle, heated towel rail, spotlights to ceiling, vanity wash hand basin, roof window.



Office

A handy room that is used as an office by the current owners, this room has a central heating radiator, spotlights to ceiling, double glazed window to front elevation.

Storage Cupboard/Utility

A storage cupboard with space and plumbing for appliances.

Landing

Loft hatch, doors to:

Bedroom One

Central heating radiator, built in wardrobes, double glazed window to front elevation.

Bedroom Two

Central heating radiator, built in wardrobe, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, built in wardrobe, double glazed window to front elevation.

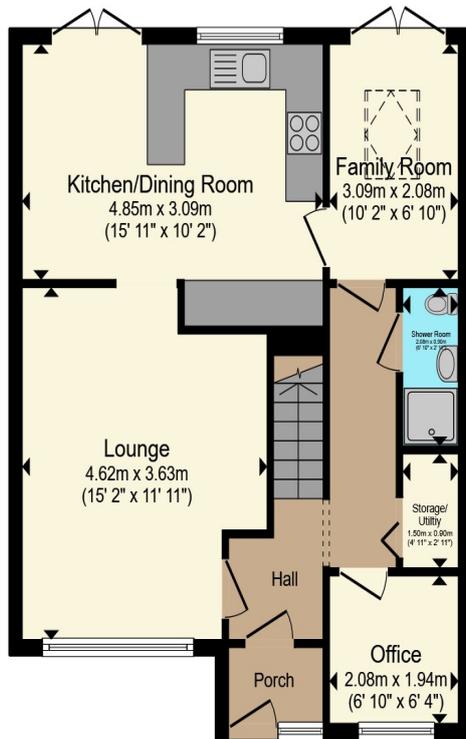
Family Bathroom

Wood effect flooring, wash hand basin, low level W.C, heated towel rail, bath with shower over, spotlights to ceiling, extractor, double glazed window to rear elevation.

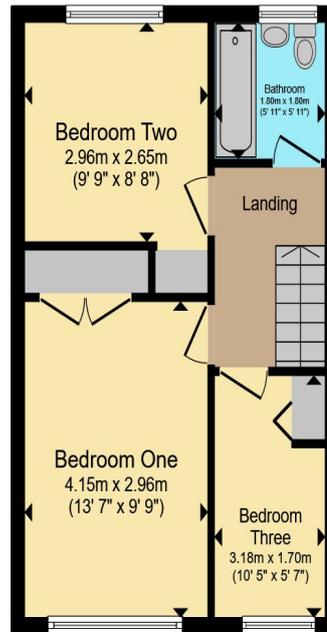
Large Rear Garden

A generously spacious rear garden perfect for growing families. There is a patio area with lawn beyond, further patio to the rear with large wooden shed. The rear garden is fence enclosed.





Ground Floor



First Floor

Total floor area 96.9 m² (1,043 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: HSW316452 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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