



Rock Hill, Bromsgrove, B61 7LL | Offers Over £395,000  
Three Bedroom Semi Detached House

**Features:**

- Three Double Bedrooms
- Main Bathroom & Downstairs WC
- Lounge with Log Stove, Cellar/Cinema Room and Study
- Kitchen and Dining Area
- Good Sized Garden
- Summer House with Log Stove, Electricity and WC
- Period Property

**Summary:**

A most attractive three double bedroom Victorian semi-detached house, offered with character features throughout, offering versatile living/entertaining/working accommodation with two reception rooms and a study, good sized rear garden, equipped summer house and garage to the rear (currently rented from authorities), situated within easy distance of Bromsgrove town centre.

**Description:**

The accommodation which boasts retained features including original fireplaces and double glazed sash windows, in brief, features:- Garage to Rear (currently rented from Authorities), Lounge with Feature Log Burner, Dining Room, Kitchen with Integrated Oven, Hob and Cooker Hood, Study with French Doors to Rear Garden, Lower Ground Floor with Cellar currently used as Cinema Room, Stairs to First Floor Landing, Master Bedroom, Double Bedrooms Two and Three and Main Bathroom with Shower Over Bath.

**Outside:**

Outside, the property enjoys a pleasant rear garden with paved patio currently housing a shed and steps leading to lawned area with mature trees and well stocked borders. Beyond which is a fully insulated summer house conveniently equipped with WC, electricity and a log stove offering a multitude of uses.

**Location:**

The property is conveniently located within easy distance from the Artrix Art and Entertainment Centre, the new leisure centre and to the town centre offering a range of eateries, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are first, middle, and high schools within walking distance and easy access to the motorway network (M5 and M42).

**Room Dimensions:**

**Lounge/Diner:**

11' 10" x 24' 7" (3.63m x 7.50m) max

**Kitchen:**

16' 3" x 9' 6" (4.96m x 2.92m)

**Study:**

9' 7" x 8' 6" (2.93m x 2.60m)

**WC**

3' 2" x 3' 2" (0.99m x 0.97m)

**Stairs To Lower Ground Floor**



**Cinema Room:**

11' 9" x 11' 9" (3.60m x 3.60m)

**Stairs To First Floor Landing**

**Master Bedroom:**

12' 2" x 12' 5" (3.72m x 3.79m)

**Bedroom Two:**

12' 2" x 12' 3" (3.73m x 3.75m) max

**Bedroom Three:**

9' 8" x 9' 0" (2.95m x 2.75m)

**Bathroom:**

6' 11" x 6' 7" (2.12m x 2.03m)



**Summer House/Office/Gym:**

11' 5" x 26' 3" (3.49m x 8.02m) max

**WC:**

3' 8" x 3' 5" (1.14m x 1.05m)

**EPC:** TBC

**Council Tax Band:** B

**Tenure:** Freehold

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

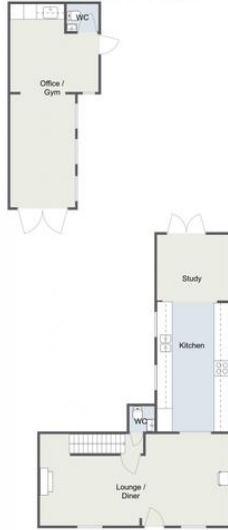


## Rock Hill, Bromsgrove

### Lower Ground Floor



### Ground Floor



### First Floor



Total Area Excluding  
Office / Gym Approx  
107 sq m  
1150.7 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.

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