



A SPACIOUS FIVE BEDROOM DETACHED HOUSE located on the desirable 'Oakalls' development situated within a generous corner plot. Offering excellent living accommodation, double garage with off road parking, solar panels. **VIEWING HIGHLY RECOMMENDED!!**
EP Rating: C

61 High Street, Bromsgrove, B61 8AQ

01527 871 395

bromsgrove@oulsnam.net

**Trianon Road
Bromsgrove
B60 2SE**



A SPACIOUS FIVE BEDROOM DETACHED HOUSE SITUATED ON A SOUGHT AFTER DEVELOPMENT OFFERING SPACIOUS FAMILY ACCOMMODATION including, hall, cloakroom, lounge, dining room, breakfast kitchen, utility room, five bedrooms, bathroom, ensuite, double garage, gardens front and rear, solar panels, gas central heating, double glazing. The property also benefits from being conveniently placed for Bromsgrove town centre and M5/M42 motorway network and good local schools.

LOCATION

From Bromsgrove town centre proceed along Stratford Road to the roundabout, take the third exit onto Regent's Park Road to the roundabout left onto Trianon Road and the property will be found on the right hand side.

ACCOMMODATION

- *Open canopy porch entrance with coach lamp
- *Entrance hall with ceiling down lighters, stairs to first floor
- *Cloakroom with ceiling down lighters, low level WC, vanity wash hand basin with cupboard below, ceramic tiled splash backs
- *Lounge with feature Adam style fire surround with gas point, bay window, television aerial point, double doors to dining room
- *Dining Room with windows to side and rear and door leading into kitchen
- *Breakfast Kitchen with ceiling spot lights, range of integrated appliances including cooker with gas hob and extractor with light, dishwasher, fridge, range of cupboards and drawers with working surfaces over, range of wall cupboards, one and a half bowl sink unit with mixer tap, space for a table and chairs, window and door to rear garden, tiled floor and door to hall and;
- *Utility Room with space and plumbing for washing machine with working surfaces over and cupboards, space for freezer and door to garage
- *First floor landing with ceiling down lighters, access to loft and airing cupboard
- *Bedroom One with feature bay window, two double wardrobes and television aerial point
- *En-suite Shower Room with ceiling down lighters, low level WC, vanity wash hand basin with cupboard below and shower cubicle with bi-folding doors
- *Four further bedrooms
- *Bathroom with ceiling down lighters, low level WC, pedestal wash hand basin, panelled bath with thermostat power shower, shower screen, extractor, ceramic tiled splash backs and obscured window to the side aspect
- *Double Garage with two up and over doors, Worcester gas fired central heating boiler, access to loft, stainless steel sink unit, door to utility room. Particular bonus of being a large 'L' shape with extra space at the rear.

OUTSIDE

The property has a drive providing parking for approximately three vehicles, lawn with flower borders, gate and path leading to the rear garden which is laid to a patio, lawn with flower borders with shrubs and bushes and the boundaries are a mixture of fencing and brick built walls.



ENTRANCE HALLWAY

CLOAKROOM

LOUNGE 17'05 x 11'04 (5.31m x 3.45m)

DOUBLE ASPECT DINING ROOM 11'07 x 11'04 (3.53m x 3.45m)

BREAKFAST KITCHEN 15'0 x 10'04 (4.57m x 3.15m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 11'08 x 15'05 into bay (3.56m x 4.7m into bay)

EN-SUITE SHOWER ROOM

BEDROOM TWO 9'11 x 9'04 (3.02m x 2.84m)

BEDROOM THREE 11'08 x 9'01 (3.56m x 2.77m)

BEDROOM FOUR 11'04 x 8'03 (3.45m x 2.51m)

BEDROOM FIVE 8'04 x 7'08 (2.54m x 2.34m)

BATHROOM 7'10 x 6'11 (2.39m x 2.11m)

DOUBLE GARAGES 32'04 max x 16'06min x 17'07 max x 8'04min (9.86mmax x 5.03mmin x 5.36m max)





THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.