



A SPACIOUS DETACHED FAMILY HOME ideally situated in the popular area of 'Stoke Heath'. Offering three reception rooms, breakfast kitchen, separate utility room, modern bathroom and en-suite. Further boasting private aspect rear garden, garage store and off road parking. EP Rating: D

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**Avoncroft Road
Stoke Heath
Bromsgrove
B60 4NG**



LOCATION

From Bromsgrove town centre, take the B4091 Worcester Road, proceed into Rock Hill and turn left into Hanbury Road. At the mini island turn right into Avoncroft Road where No 55 will be found on the left hand side

ACCOMMODATION

- Spacious entrance hallway with under -stairs storage cupboard and doors rising to first floor accommodation
- Downstairs WC comprising of low level wc, wash hand basin and double glazed window
- Spacious lounge with double glazed bay window to front elevation, feature fireplace with gas fire inset and double doors opening into dining room
- Dining room with double doors opening onto patio area and wooden effect laminate flooring
- Breakfast Kitchen comprising of a range of cream wall and base units, with wooden effect work surface over, one and half bowl stainless steel sink and drainer unit with mixer tap over, space for range style cooker, mosaic style tiling to splash backs, space for tall fridge freezer, breakfast bar, double glazed window overlooking the garden and wooden effect flooring
- Sitting Room having door opening onto garden. This room is currently set up as a children's den, the space is flexible in use
- Utility room having space and plumbing for washing machine, space for tumble dryer, sink and wall mounted boiler
- Landing having double glazed window to side elevation, door into airing cupboard and loft access (not inspected)
- Master bedroom, boasting bay window to front elevation and built in wardrobes with frosted glass sliding doors. Modern en-suite shower room comprising of low level WC, wash hand basin set into wall mounted vanity unit, double shower with dual head shower fitting, complimentary floor to ceiling tiling and ladder style central heating radiator
- Three further bedrooms
- Impressive bathroom comprising of stylish suite, boasting 'p' shaped bath with shower over, wash hand basin set into vanity unit, low level wc, floor to ceiling tiling and chrome central heating towel rail

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE 18'07 into bay x 11'08 (2.62mintobay x 3.56m)

DINING ROOM 12'04 x 9'02 (3.76m x 2.79m)

BREAKFAST KITCHEN 15'05 max x 9'09 max (4.7mmax x 2.97m max)

SITTING ROOM/PLAYROOM 15'01 x 7'03 (4.6m x 2.21m)

UTILITY 7'03 x 5'02 (2.21m x 1.57m)

LANDING

BEDROOM ONE 13'02 into bay x 10'01 to front of wardrobes

EN-SUITE

BEDROOM TWO 9'03 narrowing to 6'08 x 11'01 (2.82mnarrowingto 2.03m x 3.38m)

BEDROOM THREE 9'10 x 7'01 (3m x 2.16m)

BEDROOM FOUR 9'03 x 6'02 (2.82m x 1.88m)

BATHROOM

GARAGE STORE 11'02 x 7'09 (3.4m x 2.36m)

OUTSIDE

REAR GARDEN

Being a particular feature of the property, with its private aspect, the rear garden offers a wealth of mature flower and shrub beds. Coupled with a generous lawned area and paved seating area ideal for those summer evenings.



GENERAL INFORMATION

SERVICES central heating to radiators is provided by a gas fired boiler.

FIXTURES AND FITTINGS only those items mentioned in these particulars are included in the sale. All other items are excluded. Carpets and curtains may be available by separate arrangement with the vendors, if required.

TENURE the agent understands the property is Freehold



TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.