



Hopgardens Avenue, Bromsgrove

Offers Over £275,000

Features:

- Extended, semi detached house
- Three bedrooms
- Lounge open to extended dining area
- Modern Breakfast/kitchen
- Ground floor w.c. & family bathroom
- Garage (storage only) and parking
- Epc rating D
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Description:

A particularly well presented, EXTENDED, three bedroom semi detached house. Occupying a superb location centrally for both Bromsgrove High Street shops, bars and cafe's, as well as further amenities at Aston Fields for the railway station. A choice of both private and state education is easily accessible locally across the full age range. The property sits behind a two car block paved driveway with lawn to side. The interior layout briefly comprises: Entrance hallway, with under stairs cupboard. Front lounge, having feature fireplace, bay window to front and having an open space into the extended dining room. This has windows to rear and access door to the garden. Delightful breakfast kitchen, featuring modern wall and base units, inset sink, hob, oven, washing machine and dishwasher, as well as space for a breakfast set. In 2011, the property was cleverly altered to provide the extra space to the kitchen, as well as a side lobby and ground floor w.c. Upstairs offers a family bathroom, with shower over the bath. Bedroom one with storage and wardrobe, double bedroom two and a third single bedroom (utilised as a study). Outside has a most pleasant South facing rear garden, laid mainly with lawn, fences to perimeters, and patio area. Further benefits include: Front garage offers a good storage area as will only take a small car. Double glazing and replaced combination central heating boiler. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY HOME.



Details:

Entrance hallway

Lounge to front

13' 0" max w x 12' 6" into bay (3.96m x 3.81m)

Dining Area

16' 6" x 9' 9" both max (5.03m x 2.97m)

Breakfast Kitchen

15' 9" w x 10' 11" max d into alcove (4.80m x 3.32m)

Side lobby

Ground Floor w.c.

Garage (storage only)

11' 3" x 8' 2" (3.43m x 2.49m)

Stairs rise to first floor landing.

Bedroom 1

12' 6" w x 10' 0" into recess (3.81m x 3.05m)

Bedroom 2

10' 0" x 10' 0" both min (3.05m x 3.05m)

Bedroom 3

9' 9" x 7' 0" includes stair well (2.97m x 2.13m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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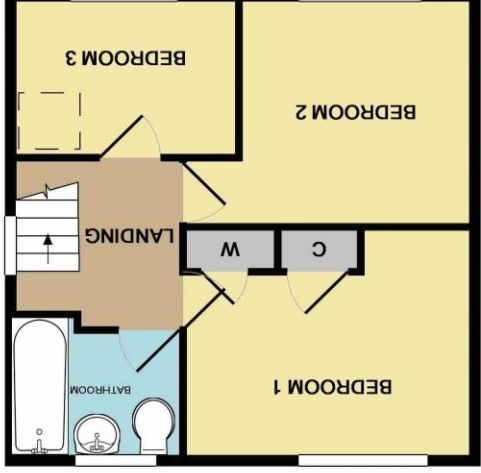
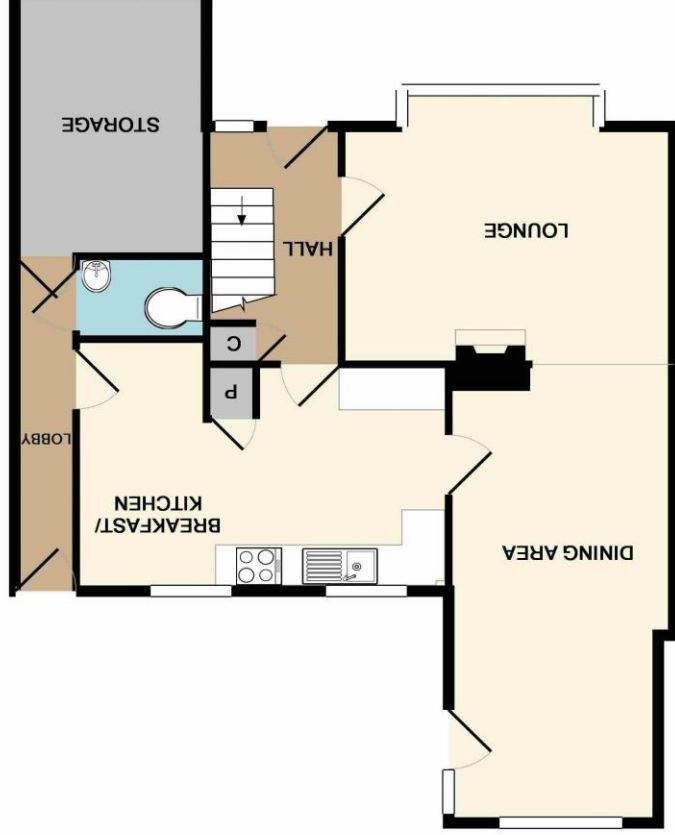
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