



**Wendron Close, Bromsgrove**

Offers in the Region of £270,000

**Features:**

- NO ONWARD CHAIN
- Three Bedrooms
- Kitchen, Dining Room and Conservatory
- Utility and Downstairs Shower Room
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking and single Garage
- EPC rating TBC

**Description:**

**\*\*\*THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN\*\*\*** A most well-appointed, three bedroom Semi Detached house in a prime location for facilities near Bromsgrove town centre. Ideally placed for both private and state schooling, reasonably walkable into the High Street for a range of shops, cafés, bars and restaurants as well as leisure facilities. A short drive will take you to the railway station, motorway junctions and retail parks. The layout briefly comprises: Entrance Hallway with spacious under stairs cupboard. The front lounge has a bay window to front, electric fire to surround and an opening leading round to the Dining Room and Conservatory. This has patio doors to the private rear garden. The fitted kitchen has a range of modern wall and base units, gas hob, oven & inset sink. A further door leads out to a spacious utility room with separate downstairs shower room including W.C. Access doors to both the patio and rear of the garage. The first floor accommodation is given over to a Family Bathroom, two double bedrooms and single bedroom three. Outside: Front off road parking for two/three cars to a block paved driveway. Pleasant rear garden. Other benefits include: Single garage, double glazing and gas central heating. **EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE HOME.**



**Details:**

**Entrance Hall**

13' 6" x 8' 10" (4.11m x 2.69m)

**Lounge**

13' 6" x 11' 6" (4.11m x 3.50m)

**Dining Room**

8' 2" x 9' 9" (2.49m x 2.97m)

**Conservatory**

9' 10" x 10' 9" (2.99m x 3.27m)

**Kitchen**

9' 7" x 9' 8" (2.92m x 2.94m)

**Utility room**

**Downstairs Shower Room**

**Garage**

**First Floor Landing**

**Bedroom 1**

9' 10" x 12' 8" (2.99m x 3.86m)

**Bedroom 2**

9' 10" x 12' 10" (2.99m x 3.91m)

**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.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

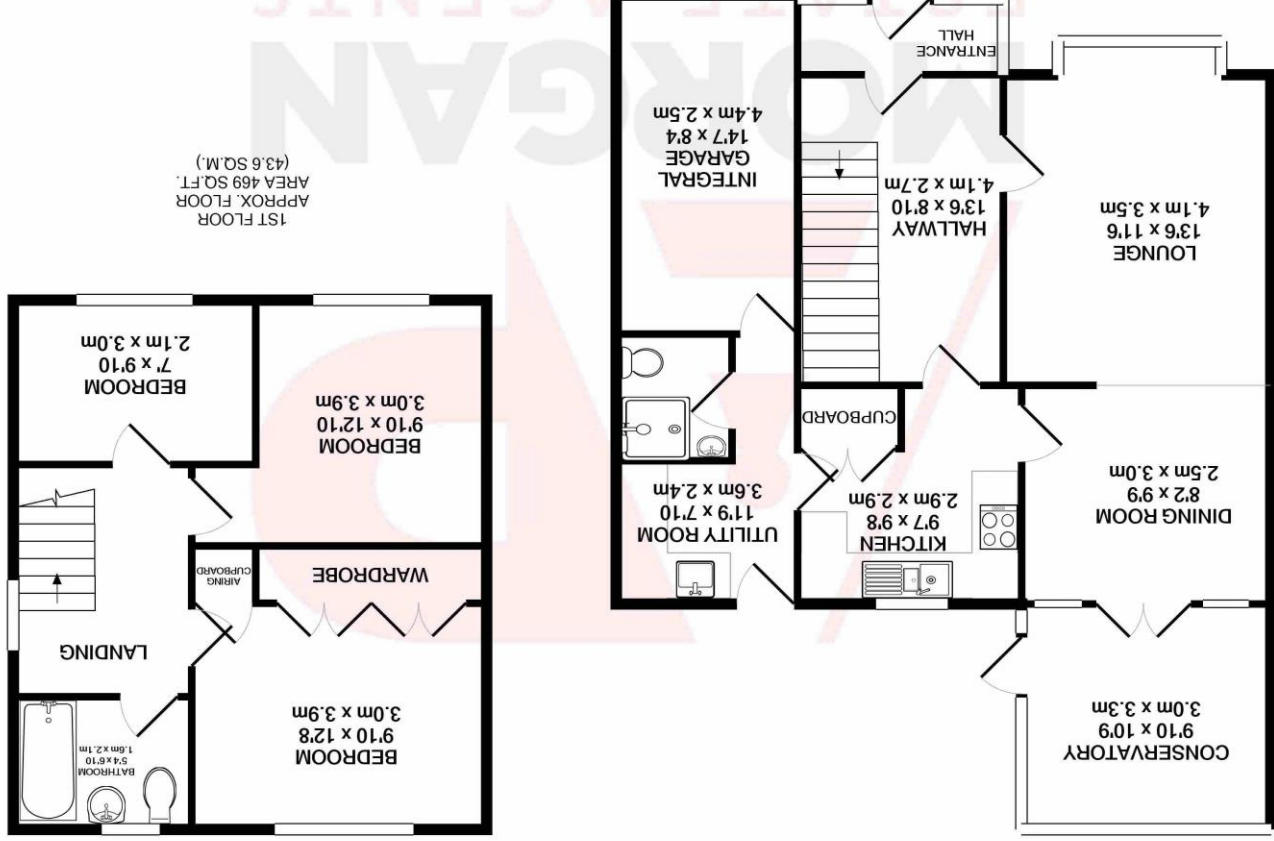
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

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