



Cherry Crescent | Bromsgrove | Worcestershire

Offers in the Region Of £355,000

Cherry Crescent

| Bromsgrove

Substantial detached bungalow in prime location – Three double bedrooms

A substantial, well presented, three bedroom detached bungalow, occupying a prime location within a small cul-de-sac, close to Sanders Park. Reasonably walkable into the heart of Bromsgrove town centre, for supermarkets, local shops, cafe's, market days, leisure facilities and social club. The property sits back behind a well-proportioned driveway, leading up to the attached single garage with partial front canopy. The property has been EXTENDED and comprises: A side entry door reveals a pleasant interior porch, having carpet to floor and a set of feature wood doors leading into the dining area. A long hall way reaches firstly the bright and airy front living room with wall mounted electric fire, and window with fitted blinds and shades, then onto bedroom three, currently used as an office. The master bedroom to the far end, has dual aspect windows and a pleasant en-suite shower room. There is also a modern house bathroom centrally as you return back up the hallway. The rear of the property offers a spacious fitted kitchen with electric hob and oven, ample storage units, space for fridge and freezer and door way leading into a 10ft long utility with further sink and units, larder cupboard and plumbing for appliances. A pvc door opens to the addition of a rear sun room with door to the garden. Outside a decking area sits before the main garden, laid mainly with loose stones for ease of maintenance and is surrounded by planted borders. The focal point is a canopied terrace providing covered seating in all weathers. Further benefits include: Replaced double glazing, combination gas central heating to radiators, PV solar panels to roof providing electricity, (based on a rent a roof basis). **VIEWING HIGHLY RECOMMENDED TO SECURE THIS ATTRACTIVE BUNGALOW.**



Details

Recessed inner porch

6' 6" x 3' 3" (1.98m x 0.99m)

Dining Area

13' 1" x 12' 4" (3.98m x 3.76m)

Living Room

18' 6" x 10' 4" (5.63m x 3.15m)

Kitchen

11' 6" x 10' 0" (3.50m x 3.05m)

Utility Room

10' 10" x 5' 9" (3.30m x 1.75m)

Sun Room

10' 0" x 6' 0" (3.05m x 1.83m)

Master Bedroom

11' 8" x 10' 2" (3.55m x 3.10m)

Ensuite Shower Room

6' 1" x 5' 3" (1.85m x 1.60m)

Bedroom 2

11' 3" x 10' 9" (3.43m x 3.27m)

Bedroom 3/office

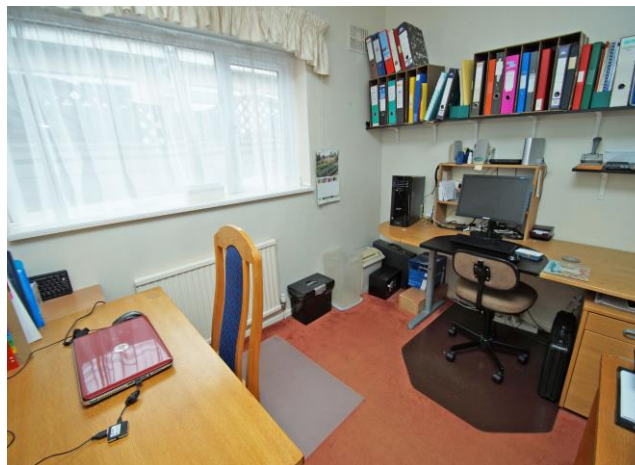
10' 2" x 8' 0" (3.10m x 2.44m)

Bathroom

10' 0" x 5' 8" (3.05m x 1.73m)

Attached Garage

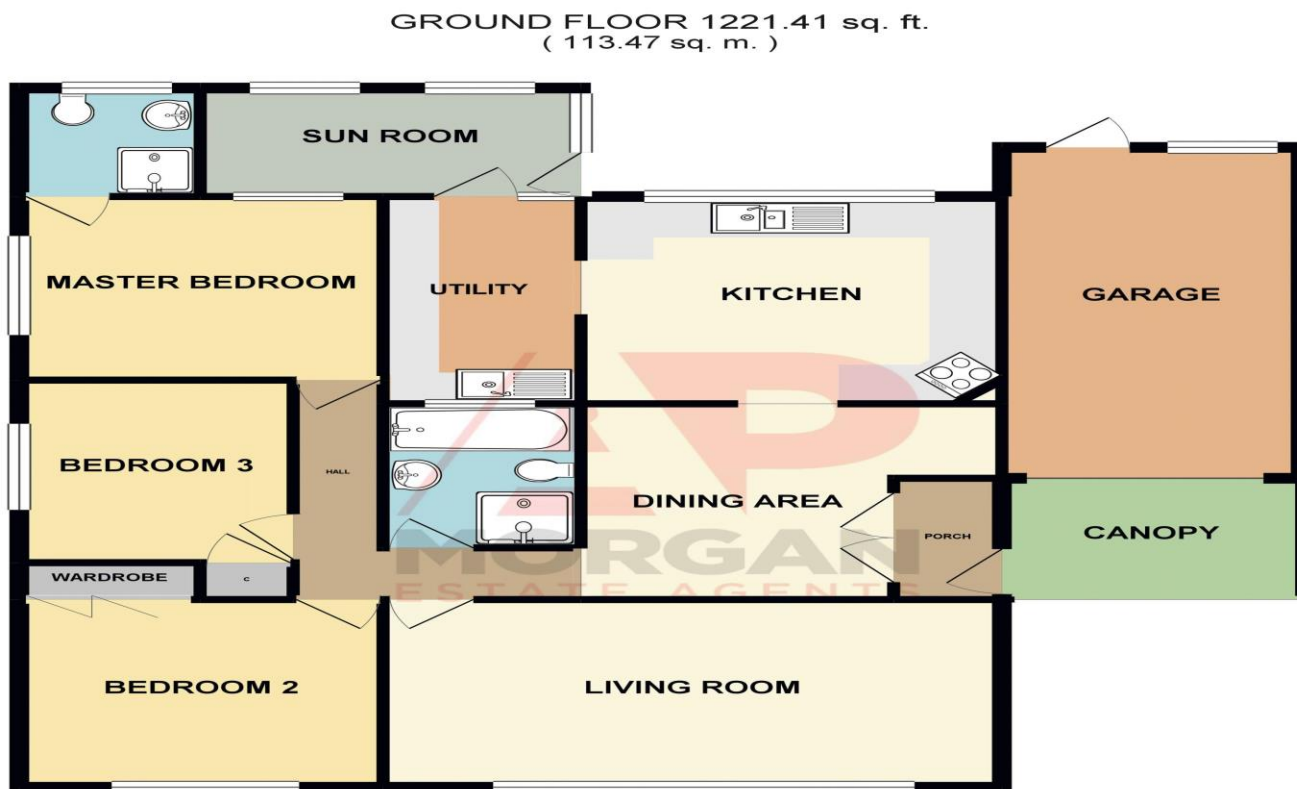
17' 7" x 8' 7" (5.36m x 2.61m)



Tenure: We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

Council Tax Band: D

Please Note: These plans are for information only and not to scale.



TOTAL FLOOR AREA : 1221.41 sq. ft. (113.47 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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