

**A NEW TWO BEDROOM DETACHED BUNGALOW IN  
SECLUDED LOCATION CLOSE TO BROMSGROVE TOWN CENTRE**



**139a WORCESTER ROAD  
BROMSGROVE  
WORCESTERSHIRE B61 7HN**

- Convenient location easy access to Bromsgrove centre and local facilities
- Open plan living area with kitchen
- Gas central heating and double glazing
- 2 Bedrooms, en-suite shower room plus main bathroom
- 10 year new home warranty

**Offers Around £245,000**

A brand new bungalow built to the rear of houses on Worcester Road just a very short stroll into Bromsgrove town centre with a range of shops and other facilities on a pedestrianised High Street.

### THE ACCOMMODATION COMPRISES

Approached over a driveway area with parking space for 2 cars, side entrance gate and a canopy porch with a composite front door opening to the main living area.



**LIVING ROOM 15' 3" x 15' 10"** a bright spacious room with a vaulted ceiling, UPVC double glazed double French doors to the garden with additional side and front windows, radiator, wood effect flooring, fitted range of kitchen units with built in oven and hob, cooker hood, integrated appliances and door to the inner hall.

**Inner Hall** with side UPVC double glazed window, radiator and door off to the bedrooms and bathroom.



**MAIN BATHROOM** with a contemporary white suite of panel bath with thermostatic mixer shower and shower screen, pedestal wash basin, low level flush WC, chrome ladder style heater.

**BEDROOM 1 15' 3" x 11' 5"** with radiator and UPVC double glazed window and UPVC double glazed double French doors to the garden and door to en-suite.

**EN-SUITE SHOWER ROOM/ W.C.** with a white suite of a wide shower enclosure and thermostatic mixer shower, pedestal wash basin, low level flush W.C., chrome ladder style heater and UPVC double glazed window with obscure glass.

**BEDROOM 2 10' x 11' 7"** with a radiator and UPVC double glazed window.

### OUTSIDE

**GARDEN** with a lawned area with pathway and fencing to the boundaries. Garden/ Bike Store



### Bungalow

Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract. Plan produced using PlanUp.

## GENERAL INFORMATION

- TENURE** We are informed the property is Freehold
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- Council Tax** To be assessed (Bromsgrove Council)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.