

**AN ATTRACTIVE AND CHARMING TWO BEDROOM TERRACE HOME  
IN A CONVENIENT LOCATION**



**137 WORCESTER ROAD  
BROMSGROVE  
WORCESTERSHIRE B61 7HN**

- Spacious lounge and kitchen/ diner
- Gas central heating and double glazing
- 2 Bedrooms and first floor bathroom
- Useful loft area and cellar
- Pleasant garden and allocated parking for one car at rear
- No upward chain

**Offers Around £220,000**

A traditional terrace home 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 house has a charming enclosed rear garden and allocated parking for one car to the rear. The accommodation is very appealing with a good sized lounge and breakfast/ kitchen and as well as 2 bedrooms and bathroom on the first floor there is a very useful loft space and a cellar. No upward chain.

### THE ACCOMMODATION COMPRISES

Approached from the pavement with a part glazed entrance door to

#### **ENTRANCE HALL**

With stairs off to the first floor and door to the living room.

**LIVING ROOM 14' 9" x 11' 10"** a charming spacious room , double glazed window in sash style to the front, double radiator, chimney breast recess with pine surround and door to the kitchen.



**FITTED KITCHEN/ DINER 13' 3" x 8' 9"** fitted with a range of light faced units with dark worktops over, tiled splashbacks, inset single drainer stainless steel sink, inset 4 ring gas hob, under oven and cooker hood, space and plumbing for a washing machine, wall mounted 'Main' gas central heating boiler, double radiator, inset ceiling spotlighting, space for breakfast table and chairs, upvc double glazed window overlooking the rear garden and upvc double glazed door to the garden. Door leading to stairs down to the cellar

**CELLAR 14' 5" x 8' 10"** providing a very useful additional space to the house.

### FIRST FLOOR

#### **STAIRS TO THE LANDING**

With all rooms leading off.

**BEDROOM 1 (rear) 13' 4" x 8' 10"** a good size double bedroom with radiator and upvc double glazed window.

**BEDROOM 2 (front) 11' 9" x 9' 7"** with a double radiator, upvc double glazed window in sash style and door opening to space saver loft stairs up to the attic room.



**ATTIC ROOM 11' 10" x 8' 3" (measured at mid height)** a super roof storage area or occasional hobbies room with 'Velux' double glazed roof light.

**BATHROOM** with a white suite of panel bath with shower screen, pedestal wash basin, low level flush WC, chrome ladder style heater, extractor fan and vinyl flooring.



### **OUTSIDE**

**DELIGHTFUL REAR GARDEN** with a paved patio area and path, lawn with fencing and walled boundaries to side and rear. Steps up to the parking area at the rear.

**PARKING** There is a single allocated parking space adjacent to the rear garden approached via a shared driveway from the main road.



### **GENERAL INFORMATION**

<b>TENURE</b>	We are informed the property is Freehold
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC</b>	'D66'
<b>Council Tax</b>	Band 'B' (Bromsgrove)

#### **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.