



**239 Worcester Road, Stoke Heath, B61 7JA**

**Asking Price £425,000**

**EPC: B**

**oulsnam**









**239 Worcester Road  
Stoke Heath  
B61 7JA**



This impressive three, double-bedroomed detached dormer bungalow was constructed in 2015 and occupies a generous plot with far reaching views. The property briefly comprises of an entrance hallway, an open plan kitchen/diner, a living room, a utility, a ground floor bedroom and a shower room. The first floor boasts two additional bedrooms, a family bathroom and study area. The property benefits further from having underfloor heating across the ground floor, gas central heating, double glazing, a landscaped rear garden, off road parking for multiple vehicles and a gated courtyard. EPC: B



## LOCATION

This property is located just a short distance outside of Bromsgrove Town Centre and therefore offers excellent access to a great range of local amenities including doctors, dentists, restaurants, pubs and shops. There is also good access to the local road network offering excellent transport links to other surrounding towns.

## SUMMARY

The property is approached via a gravel driveway with a gate to the right of the property leading to a courtyard area which has a wall mounted car charging point and an outside tap. To the right hand side of the driveway there is a fenced area which the current owner uses for potting plants and other garden work. The property is accessed via a paved ramp with a composite door leading to the

- \* Entrance hall which has doors radiating off to a utility room, bedroom one, the shower room and the

- \* Kitchen which has a mixture of wall mounted and base units with work tops over and an inset stainless steel sink drainer. There is an integral dishwasher, double electric oven and grill and an island with storage and an integral electric hob and extractor hood. There is space for a American style fridge/freezer. The room has a window looking out to the side, bi-fold doors leading out to the rear garden and a door to the

- \* Living room which has an inset electric feature fire, bi-fold doors leading out to the rear garden, a window looking out to the side and stairs leading to the first floor landing

- \* Utility room which has a mixture of wall mounted and base units with work tops over and an inset stainless steel sink drainer. This room currently houses a washing machine, a tumble dryer, a boiler, the underfloor heating controls and has a window looking out to the side

- \* Bedroom one which has two fitted wardrobes and a window looking out to the front





\* Shower room which has an enclosed shower cubicle, a wash hand basin, a low level toilet, a fitted storage unit and a window looking out to the front

\* Landing which has a "Velux" style sky light, an area which is currently being used as a study and doors leading to

\* Bedroom two which has fitted wardrobes, storage into the eaves and a window looking out to the front

\* Bedroom three which has storage into the eaves and a "Velux" style skylight

\* Bathroom which has a wash hand basin, a low level toilet, a bath with a shower over and a "Velux" style sky light

\* Rear garden which has a patio area leading to a lawn. There are a variety of mature plants, a garden shed and a timber gate leading out to the side of the property

#### AGENTS NOTE

\*The agent understands the tenure of the property to be FREEHOLD.

\*Council tax band: D



Entrance Hall

Kitchen/Diner:  
17'6" x 11'1" (5.33m x 3.38m)

Living Room:  
18'11" x 12'7" (5.77m x 3.84m)

Utility Room:  
6'7" x 6'3" (2m x 1.9m)

Bedroom One:  
12'6" x 11'5" (3.8m x 3.48m)

Shower Room:  
8'1" x 6'7" (2.46m x 2m)

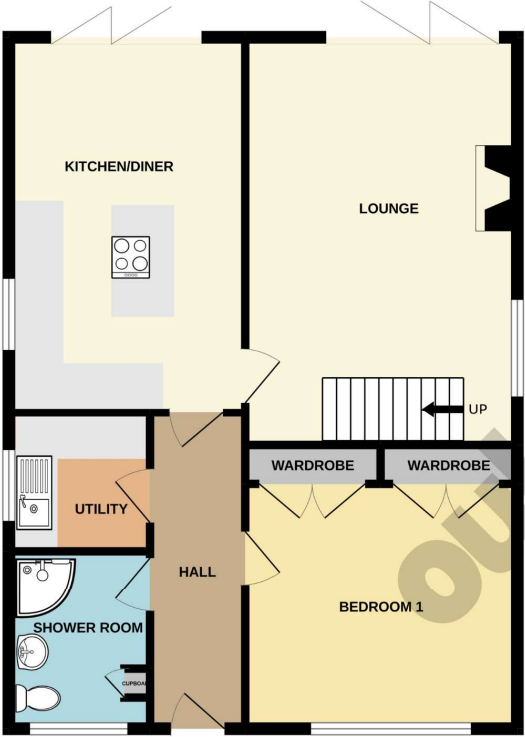
Landing

Bedroom Two:  
13'7" x 12' (4.14m x 3.66m)

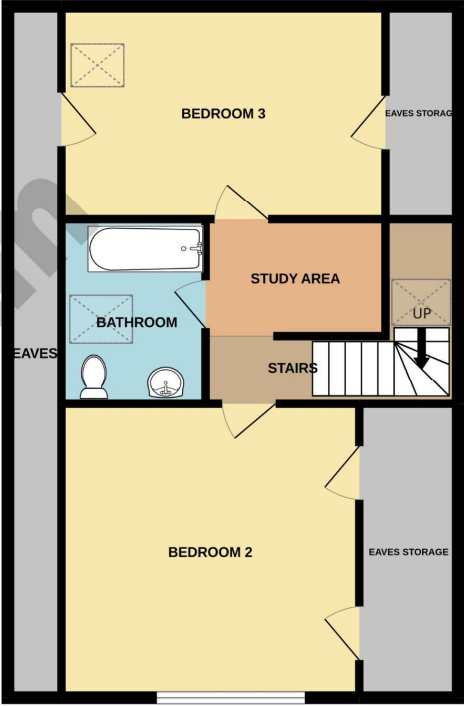
Bedroom Three:  
15'6" x 9'11" (4.72m x 3.02m)

Bathroom:  
8'7" x 6'9" (2.62m x 2.06m)

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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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## THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

## GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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