

FOR SALE

29 Woodbank Drive, Catshill, Bromsgrove, Worcestershire, B61 0HG



29 Woodbank Drive, Bromsgrove

Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

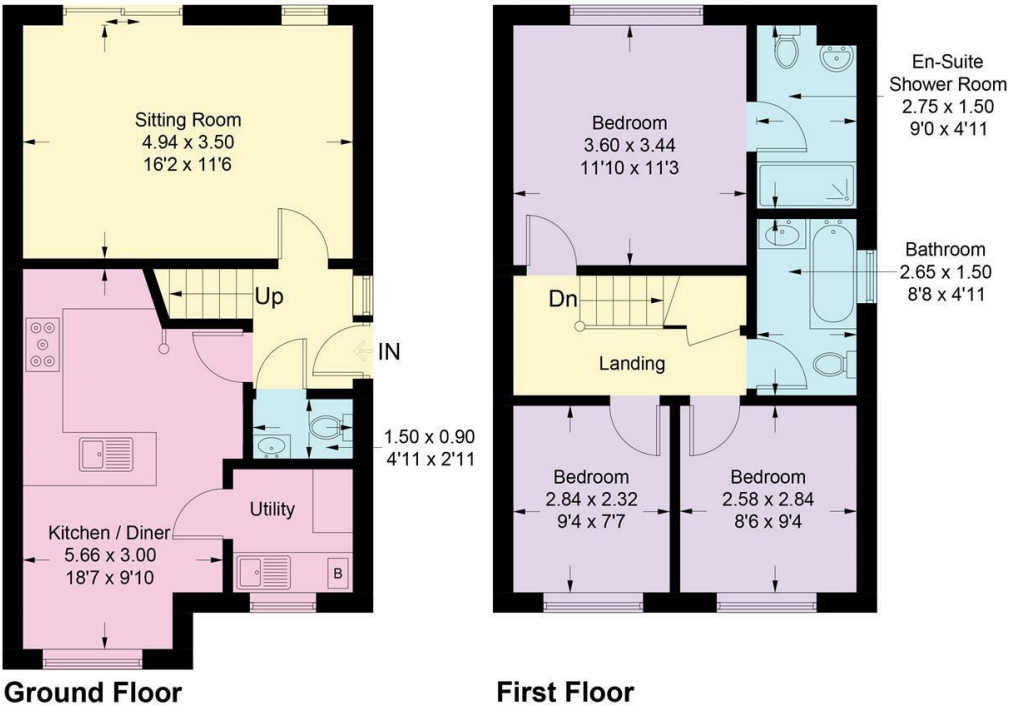


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID930855)



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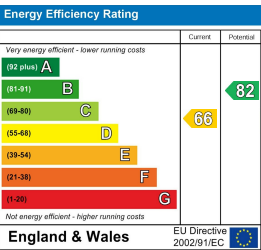
Price £289,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented, link detached, 3 bedroom modern family home, offering well proportioned accommodation over two floors in this desirable & convenient residential location. No Onward Chain - Viewing Recommended



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FOR SALE

Mileage
Redditch 8 miles Droitwich 9 miles Kidderminster 10 miles Birmingham 13 miles Worcester 15 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Link Detached Family Home
- Well Presented Accommodation
- 3 Bedrooms
- 2 Bathrooms
- Fitted Kitchen Diner
- Utility Room & Cloakroom
- Private Gardens & Off Road Parking
- Popular Residential Location

DIRECTIONS

From Bromsgrove town centre, proceed in a northerly direction on the Stourbridge Road, continue over the motorway, M42 and at the ensuing round a bout, take the third exit onto Meadow Road and immediately right again onto Woodbank Drive where No. 29 will be found on the left-hand side.

LOCATION

Woodbank Drive occupies a desirable location within Catshill which is a small village located just north of Bromsgrove, with schools, a variety of shops and within close proximity to the M5 (junction 5) and M42 (junction 1). In addition, the main town of Bromsgrove enjoys the Artrix Art and Entertainment Centre, the new leisure centre and a range of eateries, shops, supermarkets as well as doctors, dentists, Health Centre and professional services.

DESCRIPTION

A well-presented modern, link-detached family home, offering well-proportioned accommodation over two floors, comprising, three bedrooms, a family bathroom and En-suite shower room to the first floor, whilst on the ground floor is an attractive modern fitted kitchen diner with utility room, separate cloakroom and a generous living room to the rear overlooking the private rear garden. There is off road parking to the front and the property benefits from gas central heating and double glazing throughout and is available with no onward chain. An internal viewing is recommended.

FULL DETAILS

The property is approached off Woodbank Drive via a tarmac driveway with paved pathway leading to the side of the property and the main entrance into the reception hall with a radiator, power points, ceiling mounted light fitting, straight flight staircase to the first floor, access to the cloakroom, kitchen diner and living room.

LIVING ROOM

Being light and spacious with a radiator, power points, dual ceiling mounted light fittings, UPVC double glazed window and UPVC double glazed sliding doors accessing the private and enclosed rear garden.

KITCHEN DINER

Situated at the front of the property, there is an attractive room with a wooden effect work surface with matching base and eye level units, inset sink with drainer and swan neck mixer tap. There are integrated appliances to include dishwasher, fridge, freezer, double electric 'Hotpoint' oven, 'Beko' five ring gas hob over and extractor hood above. A breakfast bar return leading to the dining area with plenty of space for dining table and chairs, a radiator, inset spot lights to ceiling, floor to ceiling fitted cupboard, TV aerial point, UPVC double glazed window to front aspect and access to the useful utility room.

UTILITY ROOM

Having a solid wooden work surface with inset stainless-steel sink with mixer tap, tiled surround, fitted cupboards, space and plumbing for automatic washing machine and wall mounted 'Worcester' gas central heating boiler. There is a ceiling mounted light fitting, radiator, power points and UPVC double glazed windows to the front aspect.

CLOAKROOM

Having a modern white suit of low level close coupled WC, vanity corner wash hand basin with stainless steel mixer tap and tiled surround. There are inset spot lights to ceiling, radiator and extractor fan.

FIRST FLOOR LANDING

Having access to the roof space, power points, ceiling mounted light fitting, fitted cupboard with shelving and wooden panel doors to all first-floor accommodation.

REAR MASTER BEDROOM

With radiator, TV aerial point, telephone point, power point, ceiling mounted light fitting and UPVC double glazed windows.

EN-SUITE SHOWER ROOM

With matching white suite of low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, wall mounted stainless steel heated towel rail, electric shaver socket, inset spot lights to ceiling and a generous double shower cubicle with dual stainless steel shower, glazed sliding doors and obscure UPVC double glazed window.

FRONT BEDROOM TWO & THREE

Each with a radiator, power points, ceiling mounted light fitting and UPVC double glazed windows.

FAMILY BATHROOM

Being extensively tiled with a white suite of low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, panelled bath with wall mounted shower and glazed shower screen. There is a stainless-steel heated towel rail, ceiling mounted light fitting, extractor fan and obscure UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for one vehicle with paved path leading to the side of the property, the main entrance and to the enclosed rear garden via a solid timber gate. There is a small low maintenance lawn, external security lighting and further security lighting to the side of the property. The rear garden is fully enclosed via wooden panel fencing with an initial paved patio with level lawn, shrub and flower borders, further paved patio and useful timber garden shed. There is external courtesy lighting and water proof external power socket.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.