

Robert Oulsnam and Company

# oulsnam



**29 Milton Road, Catshill, B61 0NG**

**Offers in Excess of £110,000**

**EPC: C**

THIS SPACIOUS FIRST FLOOR MAISONETTE offering two double bedrooms, two reception rooms (one being suitable for use as an additional bedroom), bathroom and separate WC. Ideally suited for first time buyers or investors. EP Rating:C

#### LOCATION

This spacious property is situated approximately three miles from Bromsgrove Town Centre, in the popular residential village of Catshill, which offers a variety of local amenities, such as restaurants, supermarkets, GP and dental surgeries, and local village schools, and is ideally situated within easy reach of public transport routes and motorway links.

#### SUMMARY

- \* First floor maisonette
- \* Entrance hallway with wood effect laminate flooring and ample cupboard storage
- \* Two/three double bedrooms
- \* Kitchen with traditional units, having space for under-counter appliances
- \* Lounge with additional reception room off, which could be utilised as a third bedroom
- \* Bathroom, having a shower over the bath, and storage cupboard housing the boiler
- \* Separate WC
- \* Village location
- \* Suitable for first time buyers or investors

#### GENERAL INFORMATION

The Agent understands that this property is LEASEHOLD

**Hallway**

25' 08" x 2' 10" (7.82m x 0.86m)

**Kitchen**

10' 09" x 6' 05" (3.28m x 1.96m)

**Lounge**

12' 03" x 12' 02" (3.73m x 3.71m)

**Reception Room/Bedroom**

9' 06" (max) x 9' 02" (2.90m x 2.79m)

**Bedroom One**

12' 01" (max) x 10' 11" (max) (3.68m x 3.33m)

**Bedroom Two**

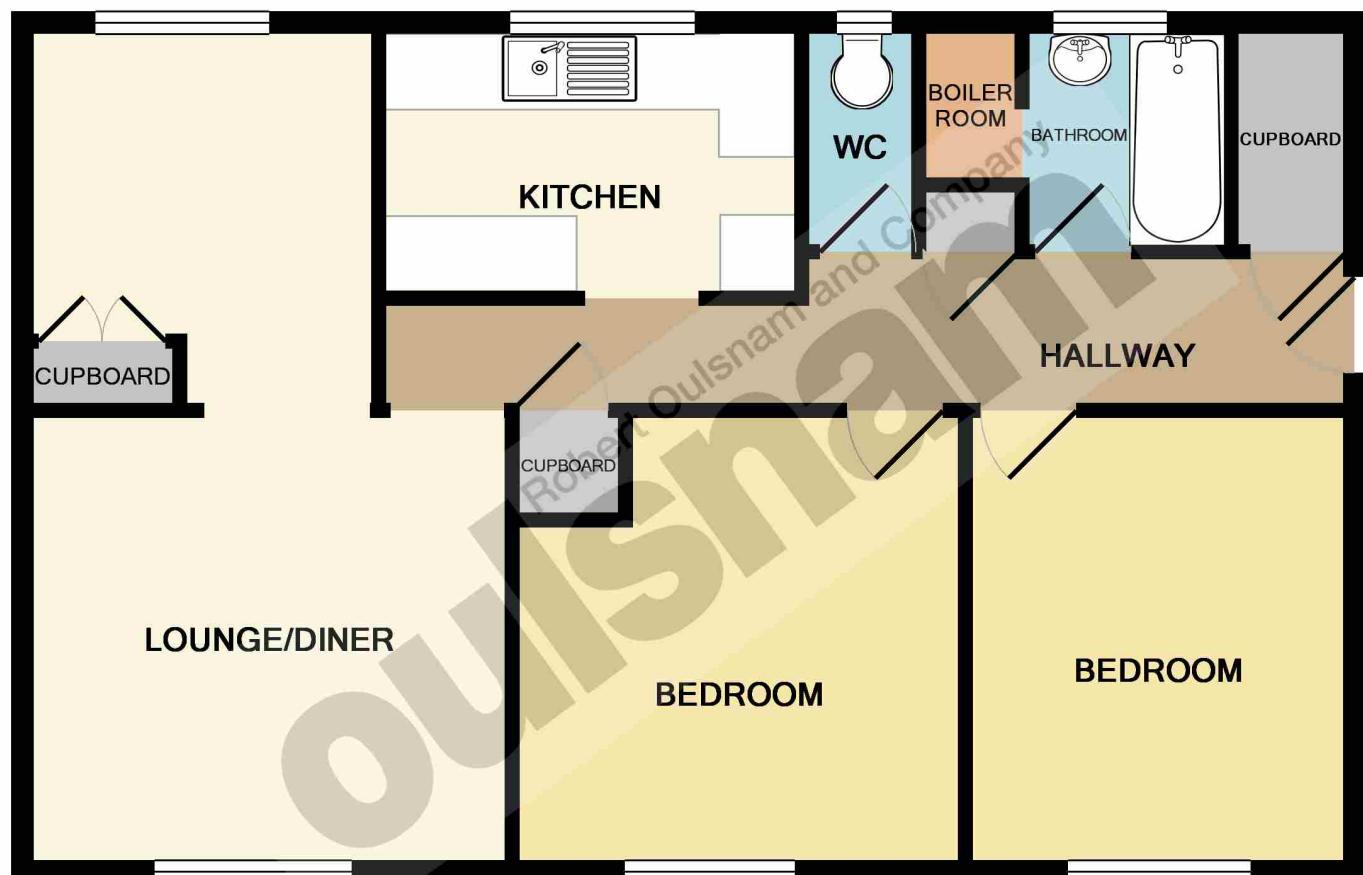
12' 02" x 10' 11" (3.71m x 3.33m)

**Bathroom**

5' 06" x 4' 11" (1.68m x 1.50m)

**WC**

5' 06" x 2' 09" (1.68m x 0.84m)





## **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.