

Robert Oulsnam and Company

oulsnam



87 Deansway, B61 7PG

£315,000

EPC: E

A WELL PRESENTED DETACHED family home, on the popular residential development of Friarscroft, boasts four bedrooms, a large reception room, garage and driveway parking. EP Rating: E

LOCATION

This well presented family home is situated on the ever popular Friarscroft development which is approximately two miles from Bromsgrove Town Centre and its amenities, within close proximity to good local schools and Sanders Park. This property is also ideally placed with good access to motorway links and public transport routes.

SUMMARY

- * Entrance porch
- * Kitchen on front with bay window, having traditional units with built-in oven and hob with extractor hood over, integrated dishwasher and space for under-counter appliances
- * Lounge diner with gas fire, overlooking the rear garden, with sliding patio doors leading in to the garden
- * Landing with loft access
- * Four bedrooms:
 - Bedroom one and two are double, both with fitted wardrobes
 - Bedroom three, with fitted wardrobe, drawer and cupboard storage
 - Bedroom four with built-in wardrobe with sliding doors
- * Bathroom with jacuzzi bath and electric shower over bath finished with a white contemporary suite
- * Garage with up and over door
- * Driveway providing off road parking
- * Gated side access to the rear garden
- * Garden room accessed via patio sliding door, currently being used as a storage room
- * Rear garden with lawn and edged with well established shrubs

GENERAL

The Agent understands that this property is FREEHOLD

Kitchen

10' 08" x 7' 09" (3.25m x 2.36m)

Lounge/Diner

24' 10" x 16' 08" (7.57m x 5.08m)

Bedroom One

10' 07" (max) x 10' 06" (3.23m x 3.20m)

Bedroom Two

16' 09" x 7' 09" (5.11m x 2.36m)

Bedroom Three

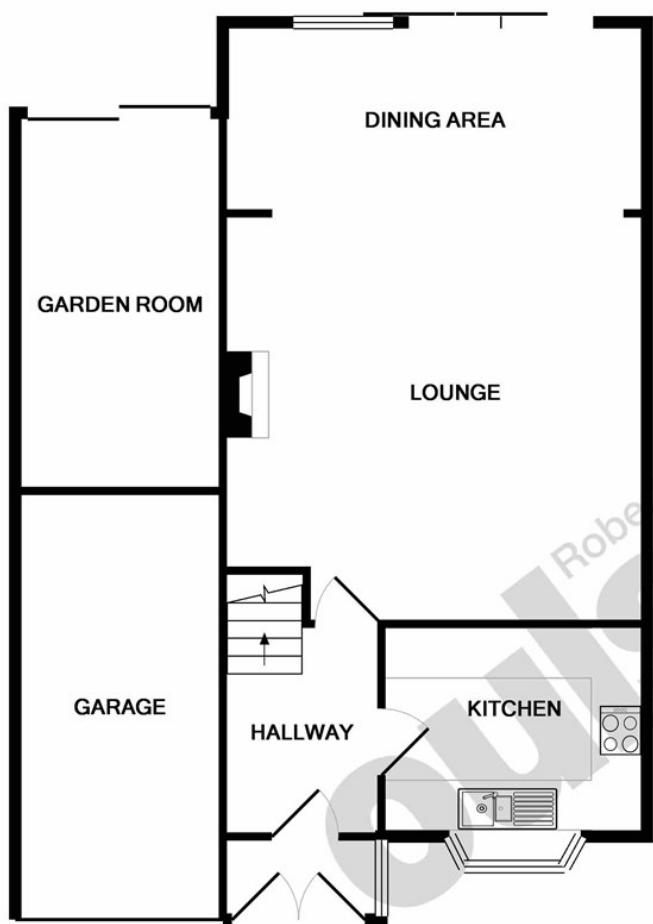
12' 04" x 8' 02" (3.76m x 2.49m)

Bedroom Four

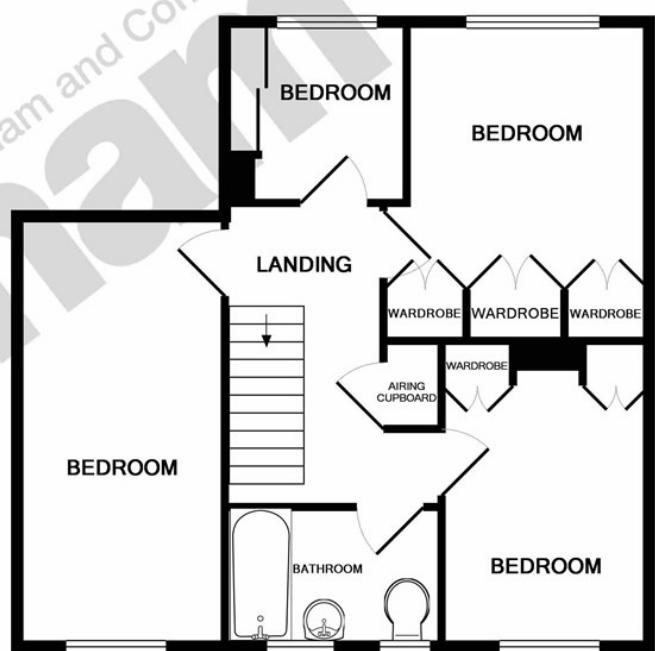
6' 10" x 6' 04" (2.08m x 1.93m)

Bathroom

8' 03" x 5' 06" (2.51m x 1.68m)



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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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.