



Valencia Road, Bromsgrove, B60 2SA

Guide Price £299,950

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## Valencia Road, Bromsgrove, B60 2SA

Beautifully presented End Mews house on the sought after Oakalls estate. Three bedrooms, Modern bathroom & kitchen, attractive lounge, conservatory, two parking spaces, private low maintenance rear garden.

The Oakalls is a highly regarded residential development located to the east of Bromsgrove town centre, arguably becoming one of the most sought after developments within the town for young families due to its close proximity to the highly favoured Finstall First School Bromsgrove has a wide variety of facilities including shops and recreational facilities including two health clubs and adjoining Golf club. The nearby district of Aston Fields provides a rail station with excellent links to both Birmingham and Worcester City centre. The Oakalls is well placed for access to the nearby motorway network with onward connections to Birmingham International Airport and NEC.

The property stands back from the road behind a lawned foregarden with two parking spaces side by side, access is gained via an attractive double glazed entrance door leading to;

### ENTRANCE HALL

Stairs of to first floor, radiator, wood effect flooring and doors to:

### FITTED KITCHEN

Modern fitted, base, wall and drawer units, granite effects worktops, tiled splashbacks, plumbing for washing machine, John Lewis electric oven, four ring Neff hob and extractor over with glazed splashback, integrated fridge and freezer, Neff dishwasher, microwave, sink drainer with mixer tap, double glazed window to front.





## **LOUNGE**

Feature flooring, two radiators and double glazed French doors with side windows to;

## **CONSERVATORY**

Polycarbonate roof, double glazed windows to sides and rear, French doors to the rear garden and electric heater.

## **GUEST WC**

Double glazed frosted window to front, white suite, WC, pedestal wash basin and radiator.

## **FIRST FLOORING LANDING**

Loft hatch and doors to;

## **BEDROOM ONE**

Two double glazed windows to front, radiator, fitted wardrobes and airing cupboard housing the Baxi combi boiler.

## **BEDROOM TWO**

Double glazed window to rear and radiator.



### **BEDROOM THREE**

Double glazed window to rear and radiator.

### **BATHROOM**

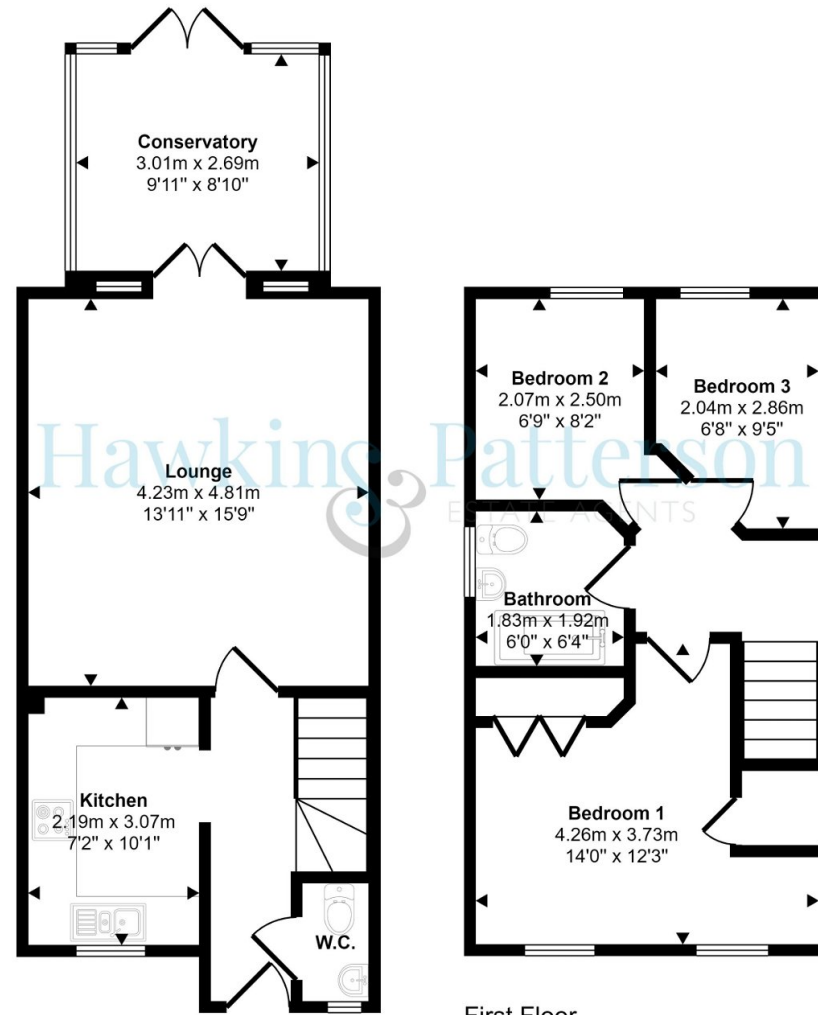
Modern white suite, WC, pedestal wash basin, panelled bath with mixer tap and thermostatic shower over, tiled splashbacks, heated towel rail and shaver point.

### **REAR GARDEN**

Paved patio area, gate to side passage, circular paved terrace and slate chipped edging, garden shed and fencing to the boundary.



Approx Gross Internal Area  
79 sq m / 854 sq ft



**Ground Floor**  
Approx 45 sq m / 486 sq ft

**First Floor**  
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.