



3 Broomfield Road, Kidderminster, Worcestershire DY11 5PB

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FOR SALE

Offers in Excess  
£298,000



1 reception  
rooms



2 bedrooms



1 Bath/Shower  
rooms



Rear garden



#### SPECIFICATION

- 2 Bedroom Detached Bungalow
- Modern Bathroom Suite & Generous Living Room
- Fabulous Fitted Kitchen Diner
- In Out Driveway, Parking & Detached Garage
- Low Maintenance Gardens
- Convenient Location & Internal Inspection Recommended

#### ACCOMMODATION

3 Broomfield Road is a fabulous detached bungalow having been comprehensively refurbished and updated to a high standard and comprises two double bedrooms, large sitting room with fabulous rear kitchen diner. The property sits on a level plot with low maintenance gardens with plenty of parking to the front with an in-out driveway and a detached garage.

The property benefits from double external and internal insulation and has television aerial points in both double bedrooms, living room and kitchen diner. The property had undergone a significant refurbishment programme and offers attractive well proportioned accommodation in this popular residential location.





### OUTSIDE

The property sits on a well proportioned low maintenance plot with useful in-out driveway with hard standing for a good number of vehicles with external courtesy and security lighting. The driveway runs to the side of the property to a detached garage to the rear and wrought iron gated access leads to the private low maintenance rear garden. The rear garden has an attractive paved covered seating area with level lawn and paved pathway extending to the side of the property. The private rear gardens are bordered via wooden panel fencing into one side, brick walling to the other with access at both sides of the property to the front. The rear garden enjoys external courtesy lighting with external water supply and two fitted water proof external double plug sockets. A waterproof double plug socket is also situated to the front of the property and to the side there is a further external water supply and waterproof plug socket.



### LOCATION

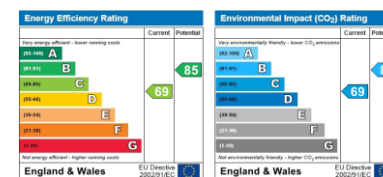
3 Broomfield Road is well situated within this quiet residential location on the northern outskirts of Kidderminster, ideally placed for a range of local amenities with Kidderminster Railway Station only 1.6 miles away ideal for this generous bungalow. St Johns Church of England Primary School is less than half a mile distance with Franche Primary School being a similar short distance away with further local primary and secondary schools within easy reach. The property is on a bus route as well as within walking distance of a range of amenities such as supermarkets, shops, local parks as well as sporting and shopping facilities.

FOR SALE

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Total area: approx. 98.6 sq. metres (1061.8 sq. feet)  
**Broomfield Road, Kidderminster**



#### DIRECTIONS

From the agent's office in Franche Road proceed in a northerly direction towards Kidderminster. Take the right hand turn into Broomfield Road where no. 3 can be found on the left hand side as indicated by the agents For Sale board.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. NONE OF THESE SERVICES HAVE BEEN TESTED.

#### FIXTURES AND FITTINGS

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

#### TENURE

Freehold with vacant possession upon completion.



**01562 820 880**

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