

AP MORGAN



Princethorpe Street, Norton Farm, Bromsgrove
Guide Price £390,000

Features:

- Modern four bedroom detached family home
- Sought after Norton Farm development
- Spacious lounge
- Modern open plan kitchen/dining room & utility
- Family bathroom, en-suite to master & ground floor w/c
- Low maintenance sunny aspect rear garden
- Detached garage & driveway for multiple cars
- Excellent schooling & access to major road links

Description:

An excellent opportunity to purchase this beautifully presented four bedroom, detached family home, constructed by Barratt Homes in 2018, in the sought-after location of Norton Farm, Bromsgrove.

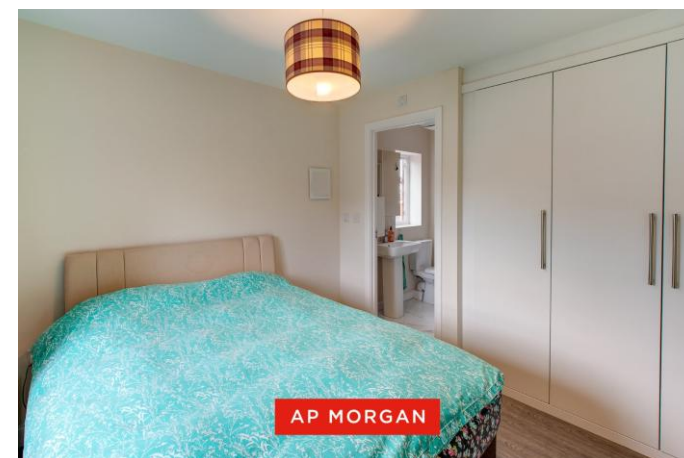
The property is approached via a small fore garden with a driveway offering tandem off-road parking for two vehicles and access to the detached garage.

Upon entering, the welcoming hallway provides access to a useful storage cupboard, a ground floor WC and a front-facing living room. From the hallway, a further doorway leads through to the modern open plan kitchen/dining room, which is fitted with integrated appliances and enjoys French doors opening onto the rear garden. The kitchen is further complemented by a separate utility room.

To the first floor, the landing gives access to all four bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three are doubles, alongside a fourth bedroom and a family bathroom.

Outside, the rear garden has been designed for ease of maintenance and is enclosed by a combination of brick and fenced boundaries, providing a practical and private outdoor space.

The property is well positioned for access to Bromsgrove town centre, which offers a wide range of amenities including shops, supermarkets, restaurants, healthcare facilities and a modern leisure complex. There is also a good selection of schooling for all age groups nearby, together



with convenient access to the wider motorway network, including the M5 and M42.

Details:

Entrance Hall

Guest W/C 1.62 x 0.9

Lounge 4.71 x 3.36

Kitchen/Dining Room 5.87 x 4.24 Max

Utility Room 1.86 x 1.28

First Floor Landing

Master Bedroom 3.04 x 2.78

En-suite 2.15 x 1.82 Max

Bedroom Two 3.11 x 3.05

Bedroom Three 2.91 x 2.74 Max

Bedroom Four 2.76 x 2.06

Family Bathroom 1.7 x 1.92

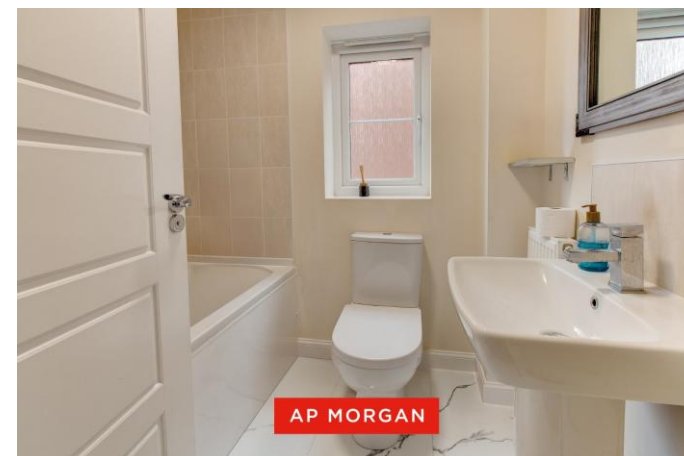
Garage 6.2 x 3.3

EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

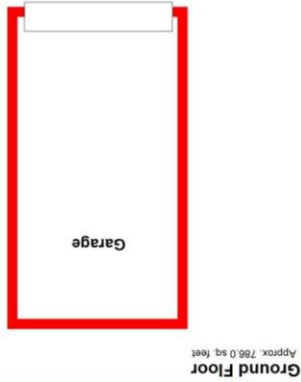
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1319.3 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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