

AP MORGAN



Bruce Road, Greenhill, Kidderminster
£1,250 per month

Features:

- **AVAILABLE NOW**
- Semi-detached property
- Three bedrooms
- Two spacious reception rooms
- Well-fit kitchen
- Low maintenance garden
- Large driveway and single garage
- Fantastic location

Description:

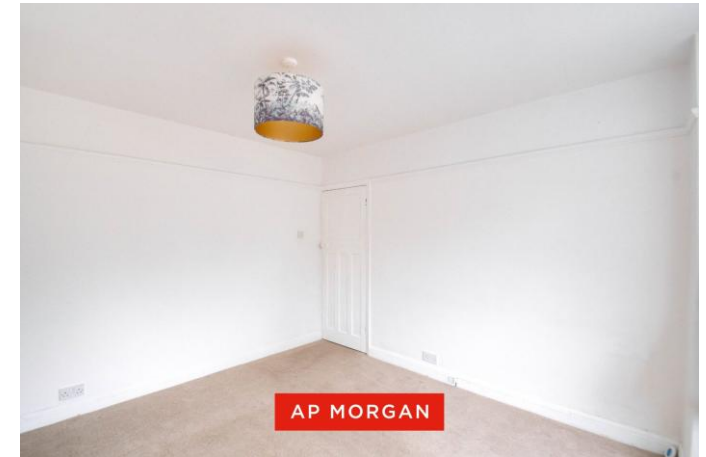
Welcoming to the rental market is this fantastic semi-detached family home, offering three bedrooms, two spacious reception rooms, a well-fitted kitchen, and a generously sized driveway with a single garage, situated in Greenhill, Kidderminster.

On arrival, the property presents a multi-car driveway, suitable for residents and guests, with a single garage to the right, ideal for additional parking or storage space.

Upon entry, the ground floor leads into the entrance hall, which comprises stairs rising to the first floor and access to all rooms on this level. To the left is the lounge, a great space for relaxation, featuring a bay window that floods the room with natural light. This is followed by the dining room, suitable for a family dining table, also benefiting from a bay window and an exposed brick chimney breast, adding character to the space. At the end of the entrance hall is the kitchen, well-fitted with ample storage and worktop space, an integrated oven, a four-burner gas hob with extractor hood, and an integrated fridge/freezer with a wine rack, as well as a door leading to the rear of the property.

On the first floor, the landing provides access to bedroom one, a generous double with a bay window, a second bedroom, also a spacious double, and a third bedroom, ideal as a nursery or office space. The bathroom is also located on this floor and comprises a toilet, wash basin with under-sink storage, and a bathtub with an overhead shower.

The rear of the property offers a decking area, ideal for outdoor furniture or dining in the summer months, with a pathway leading around the side to a lawn area overlooking the front of the property.



Situated in Greenhill, Kidderminster, the property is close to convenience stores, restaurants, supermarkets, parks, and walking routes. It is also well located for highly regarded primary and secondary schools, as well as transport links, with Kidderminster Railway Station nearby and excellent road connections for commuters.

Details:

Entrance Hall

Lounge 10'11" x 10'5" (3.33m x 3.18m) Both Max

Dining Room 11'3" x 10'5" (3.43m x 3.18m) Both Max

Kitchen 7'6" x 14'10" (2.29m x 4.52m) Both Max

Landing

Bedroom One 10'11" x 10'6" (3.33m x 3.2m) Both Max

Bedroom Two 11'3" x 10'6" (3.43m x 3.2m) Both Max

Bedroom Three 6'10" x 5'11" (2.08m x 1.8m)

Bathroom 6'5" x 5'11" (1.96m x 1.8m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

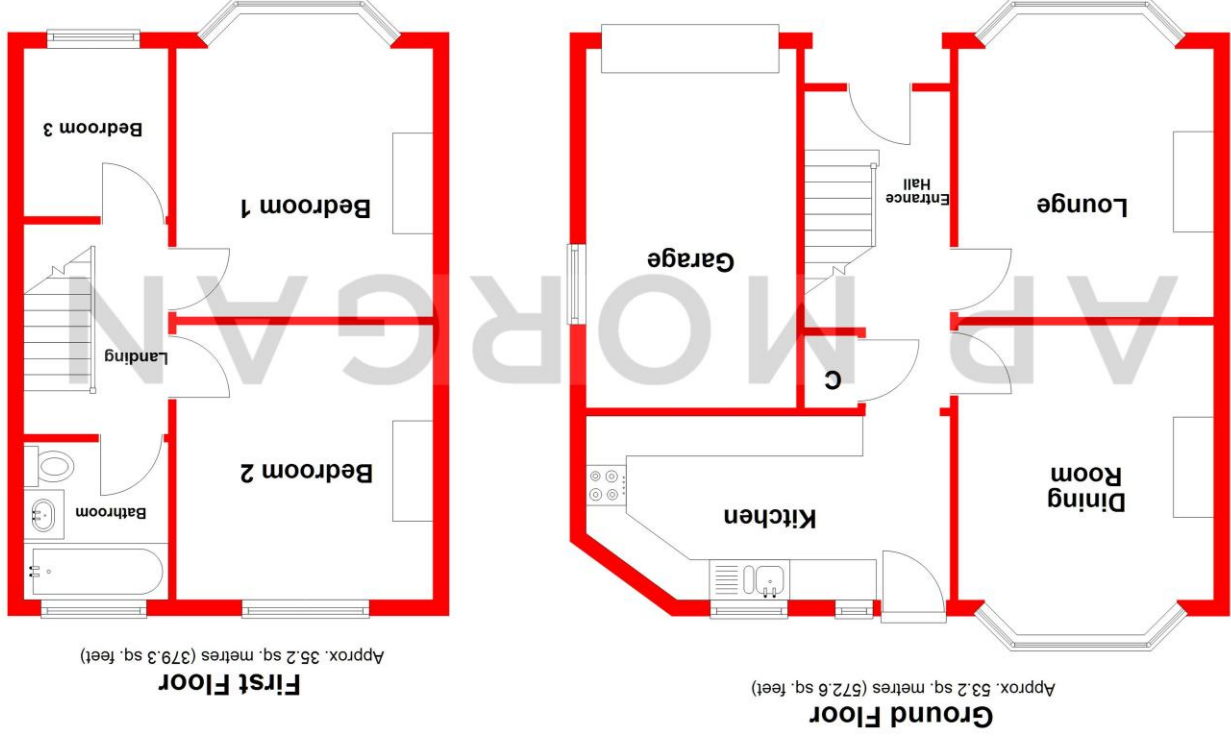
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



Total area: approx. 88.4 sq. metres (951.9 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 PlanlP.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.