

**AP MORGAN**



**All Saints Road, Bromsgrove, Worcestershire**  
Offers Over £230,000

### Features:

- Available with no onward chain
- Excellent potential
- Garage en-bloc to rear
- Semi-detached house
- Three bedrooms
- Open plan lounge/dining room
- Side entry & rear garden
- Popular location on outskirts of Bromsgrove town

### Description:

Available with no onward chain, this three-bedroom semi-detached home is offered with a garage to the rear and excellent renovation potential. The property occupies a well-regarded location less than half a mile from Bromsgrove Town Centre.

The property is approached via a lawned fore-garden, presenting the opportunity to convert to a driveway subject to relevant permissions. There is a shared driveway to the side leading to a garage en-bloc at the rear. The property can be accessed via an enclosed front porch or through a side entry to the left.

Once inside, the internal accommodation requires renovation and presents an excellent opportunity for someone to put their own stamp on the home. The layout briefly comprises: entrance hallway with cloaks store area, spacious open-plan lounge/dining room with coal room heater feeding a back boiler, kitchen with pantry store, first-floor landing, double bedroom one with built-in wardrobe, double bedroom two, single bedroom three with storage cupboard, and a well-presented family shower room.

Moving outside, the property enjoys a rear garden mainly laid to lawn with a timber shed store, enclosed by low-level fencing and a gate leading out to the garages at the rear.

The property is conveniently located within easy distance of Bromsgrove Town Centre, offering a range of eateries, supermarkets, doctors, dentists, a Health Centre, and professional services. In addition, there are well-regarded



first, middle, and high schools, as well as easy access to the motorway network (M5 and M42).

**Details:**

**Porch** 1.06 x 2.96

**Entrance Hall**

**Lounge** 4.25 x 3.43

**Dining Area** 2.75 x 2.66

**Kitchen** 2.75 x 2.59 Min excl recess

**Side Entry** 7.67 x 0.88

**First Floor Landing**

**Bedroom One** 4.25 x 3.30 Max incl wardrobes

**Bedroom Two** 2.75 x 3.30

**Bedroom Three** 2.56 x 2.00 Both max

**Shower Room** 1.67 x 2.00

**Garage En-bloc**

**EPC Rating:** E

**Council Tax Band:** C (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

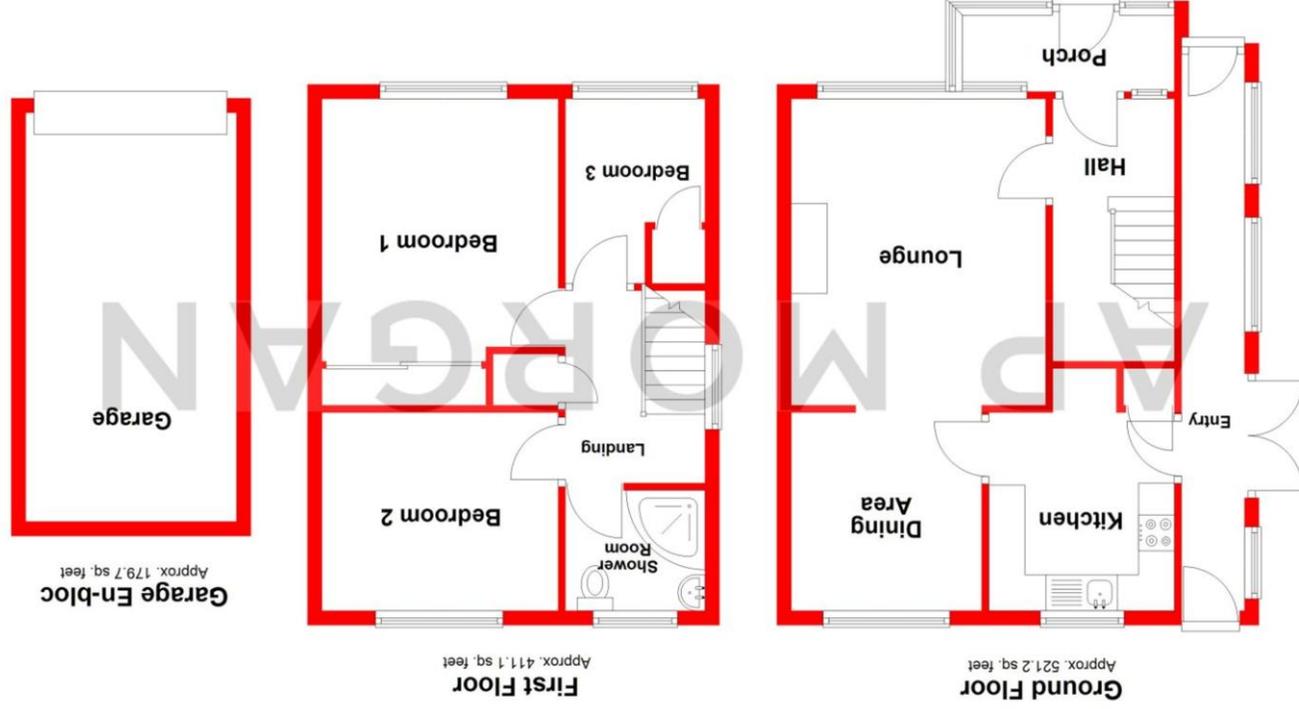
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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. 1112.0 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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