

AP MORGAN



Waverley Crescent, Romsley
Offers in the region of £200,000

Features:

- Well-presented, two-bedroom, ground floor maisonette.
- Exciting opportunity for first time buyers, down-sizers and buyers looking for single level living.
- Lease - £10 P/a
- Spacious lounge,
- Generously sized breakfast kitchen,
- Two double bedrooms,
- Comfortably sized conservatory,
- Family bathroom,
- Versatile rear garden.
- Prime positioning for amenities.

Description:

Single level living without compromise. You'll be floored when you view this home!

If you have been searching for a home that simply works, whether you are scaling down without compromise or stepping on to the ladder, this ground floor maisonette could be exactly what you need. Everything is on one level, the parking is right on your doorstep, and there is more to this garden than you might expect.

Tucked away behind a smart block-paved driveway, this two-bedroom home makes an excellent first impression before you have even stepped inside. There is off-road parking for multiple vehicles, no steps to navigate, and a sense of quiet privacy that is hard to put a price on. A covered porch welcomes you in, giving you a moment to transition before stepping through into a well-considered hallway that connects the principal rooms naturally and without any sense of things feeling squeezed.

The lounge is generous and comfortable, working equally well for quiet evenings in or relaxed entertaining, while the kitchen and breakfast room sits at the heart of daily life, with enough space for a breakfast counter and freestanding appliances.

Both bedrooms are well-proportioned and versatile. The principal bedroom is a double with room to breathe, and the second bedroom earns its keep whether you need a guest room, a home office, or simply somewhere to keep life a little more organised.

Beyond the bedrooms, the conservatory is where the home opens in a way you might not have anticipated. Bright and welcoming, it draws the outside in and works beautifully as a sunroom, a dining space, or simply somewhere to sit with a coffee and watch the seasons change through the glass.

Then there is the garden. More generous than you might expect from the outside and genuinely versatile, it gives you



real options: a low-maintenance retreat, space to grow, somewhere for children to play. It is one of the quiet highlights of this home and well worth seeing in person.

This property is ideally located for both the country side and urban, edging the National Trust Clent Hills. The property is within close proximity to the village's own shops, pubs and country stores, with sports, hobbies and children's facilities at the park or the village hall.

There are outstanding local schools nearby, which includes both primary and secondary schools. Routes favour commuting both North and South via Halesowen and Bromsgrove town centres to Birmingham and the M5 junctions 3 and 4.

Single level living without compromise, genuine outside space, and parking right at the door. Do not wait until it is under offer to decide you want to see it. Call the office today.

Lease - £10 P/a

Details:
Porch

Hall

Lounge 13'1" x 14'10" (4m x 4.52m) Both Max

Kitchen/Breakfast Room 8'8" x 9'4" (2.64m x 2.84m)

Bedroom One 12'3" x 12'5" (3.73m x 3.78m) Both Max

Bedroom Two 12'6" x 8'2" (3.8m x 2.5m) Both Max

Bathroom 8'2" x 7'10" (2.5m x 2.4m) Both Max

Conservatory 7'9" x 7'3" (2.36m x 2.2m)

EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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.

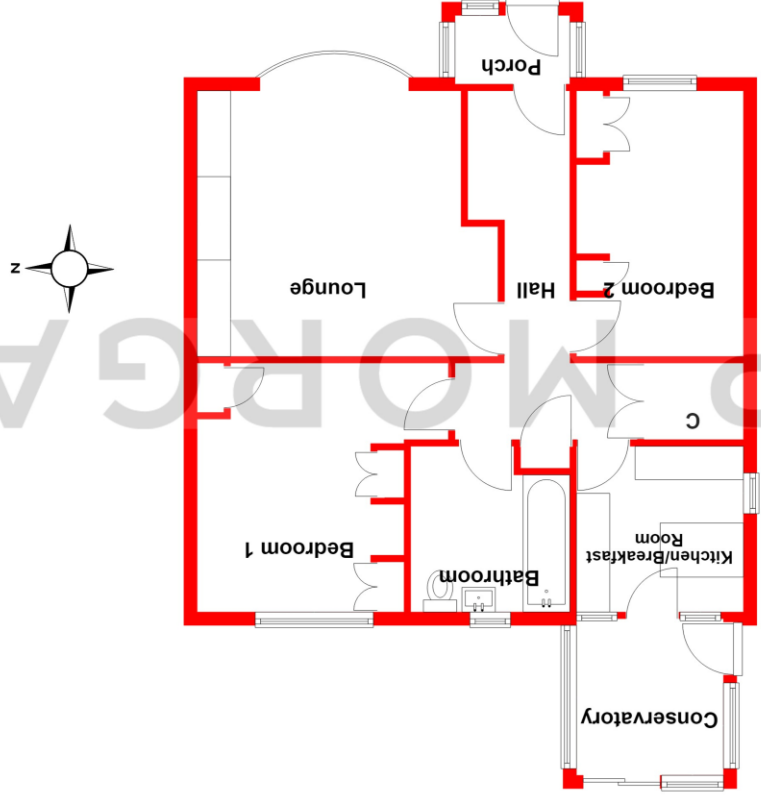
Need a solicitor?

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.

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 £99 + 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. 72.5 sq. metres (779.9 sq. feet)



Ground Floor
Approx. 72.5 sq. metres (779.9 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 PlanItP.

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