

**AP MORGAN**



**Fordhouse Road, Bromsgrove, Worcestershire**  
Guide Price £350,000

### Features:

- Offered with no onward chain
- Extended semi-detached home
- Large well-maintained rear garden
- Fitted kitchen
- Four bedrooms with versatile ground floor bedroom
- Family bathroom & ground floor shower room
- Block paved driveway for multiple cars & garage
- Popular location on outskirts of Bromsgrove town

### Description:

This well-proportioned semi-detached home is offered to the market with no onward chain and presents a fantastic opportunity for buyers seeking a property that has been clearly well cared for over the years, whilst offering scope for some modernisation to suit individual tastes.

To the front, the property benefits from a block paved driveway providing off-road parking for multiple vehicles, access to the garage/store, and an enclosed entrance porch leading to the front door.

The ground floor layout comprises a spacious lounge to the rear, enjoying views over the garden, alongside a dining area which connects through to the kitchen with a serving hatch. The kitchen provides a practical workspace with access through to the garage/store. In addition, there is a versatile ground floor bedroom four/study, ideal for those working from home or requiring ground floor accommodation, as well as a shower room.

Upstairs, the property offers three well-proportioned bedrooms, all arranged around a central landing. The first floor is serviced by a family bathroom and a separate WC, providing convenience for a growing household.

To the rear, the garden is a particularly attractive feature of the home, being generous in size and beautifully maintained. A large block paved patio area provides an ideal space for seating and entertaining, leading onto a sweeping block paved pathway. This is flanked by well-kept lawns and established, well-stocked planted beds, creating a pleasant and private outdoor setting.



Situated in a convenient location, the property is well placed for access to local amenities, schools, and transport links, making it a superb option for a range of buyers.

**Details:**

**Porch**

**Entrance Hall**

**Kitchen** 2.43 x 3.03

**Lounge** 3.09 x 4.89

**Dining Area** 2.25 x 3.03

**Side Hallway**

**Bedroom Four/Study** 4.08 x 2.81

**Shower Room** 1.77 x 1.46

**Garage/Store** 4.89 x 2.43

**First Floor Landing**

**Bedroom One** 3.00 x 4.89 Both max

**Bedroom Two** 3.76 x 2.75 Max

**Bedroom Three** 3.33 x 2.04

**Bathroom** 1.70 x 1.82

**W/C** 0.78 x 1.82

**EPC Rating:** To be confirmed

**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?

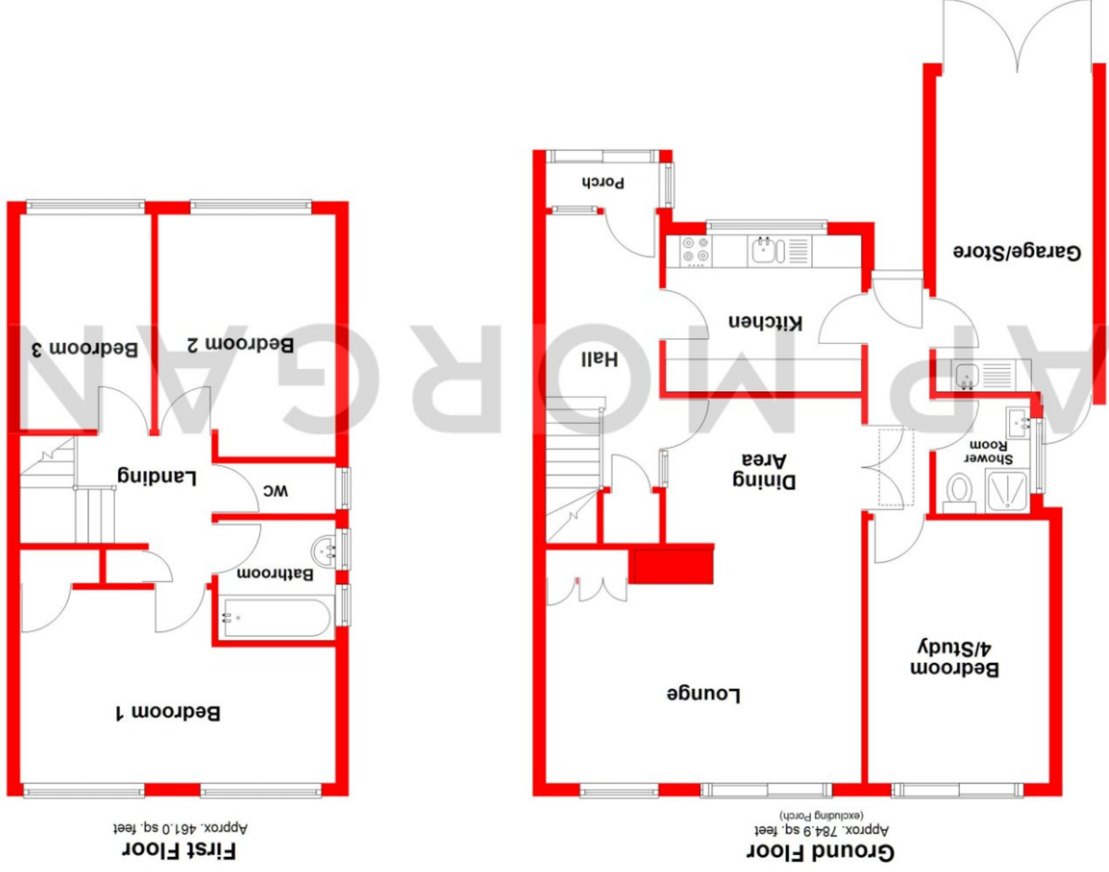
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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