

AP MORGAN



**Fulton Close, Bromsgrove,**  
£1,250 per month

### Features:

- Available now
- Semi-detached house
- 3 Double bedrooms
- New carpeting throughout
- Stylish newly-fitted kitchen
- Garden with patio and lawn
- Garage and large driveway
- Sought-after location with excellent school catchment

### Description:

\*\*\* VIEWINGS EVENT ON BOTH SATURDAY 8TH JUNE AND SUNDAY 9TH JUNE \*\*\*

Available now this bright and spacious three-bedroom semi-detached house is located in the highly sought-after Harwood Park area of Aston Fields, Bromsgrove.

The property offers practical features, including a WC/utility and boot room with convenient side-access, a family bathroom upstairs, and a well-proportioned garage out front.

This residence features a re-surfaced driveway and a covered doorway, leading into the entrance hall. The new kitchen includes an electric oven and hob, with extractor. A serving hatch looks into a generously proportioned dining room, featuring a sliding door to the patio and internal feature windows to the hall. The sizeable lounge also includes a sliding door to the garden, perfect for summer entertaining. Oak-panelled doors are due to be fitted throughout the property soon.

Upstairs, there are two sizeable double bedrooms to the rear, one with fitted wardrobes, and a smaller but well-sized double bedroom to the front of the property. The bright family bathroom features a bath/shower and heated towel rail. A Worcester combi-boiler has been fitted by British Gas in 2023.

Outside, the south-facing rear garden features two paved patio areas with a well-maintained lawn in between and thoughtfully planted borders.



Aston Fields, situated to the west of Bromsgrove, offers excellent school catchment and convenient access to the M5 (junction 5), M42 (junction 1), and Bromsgrove train station. The village is also home to a respected Middle School and local shops, making it an ideal choice for families.

**Details:**

**Entrance Hall**

**Kitchen** 6'9"x11'11" (2.06mx3.63m)

**Dining Room** 10'9"x10'8" (3.28mx3.25m)

**Lounge** 13'11"x10'3" (4.24mx3.12m)

**Boot Room** 6'2"x5'5" (1.88mx1.65m)

**Utility/WC** 6'3"x6'2" (1.9mx1.88m)

**Garage** 14'10"x15'3" (4.52mx4.65m)

**1st Floor Landing**

**Bedroom 1** 9'1"x10'10" (2.77mx3.3m)

**Bedroom 2** 8'8"x13'11" (2.64mx4.24m)

**Bedroom 3** 8'8"x8'8" (2.64mx2.64m)

**Bathroom** 6'1"x6' (1.85mx1.83m)

**EPC Rating:** C

**Council Tax Band:** (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?

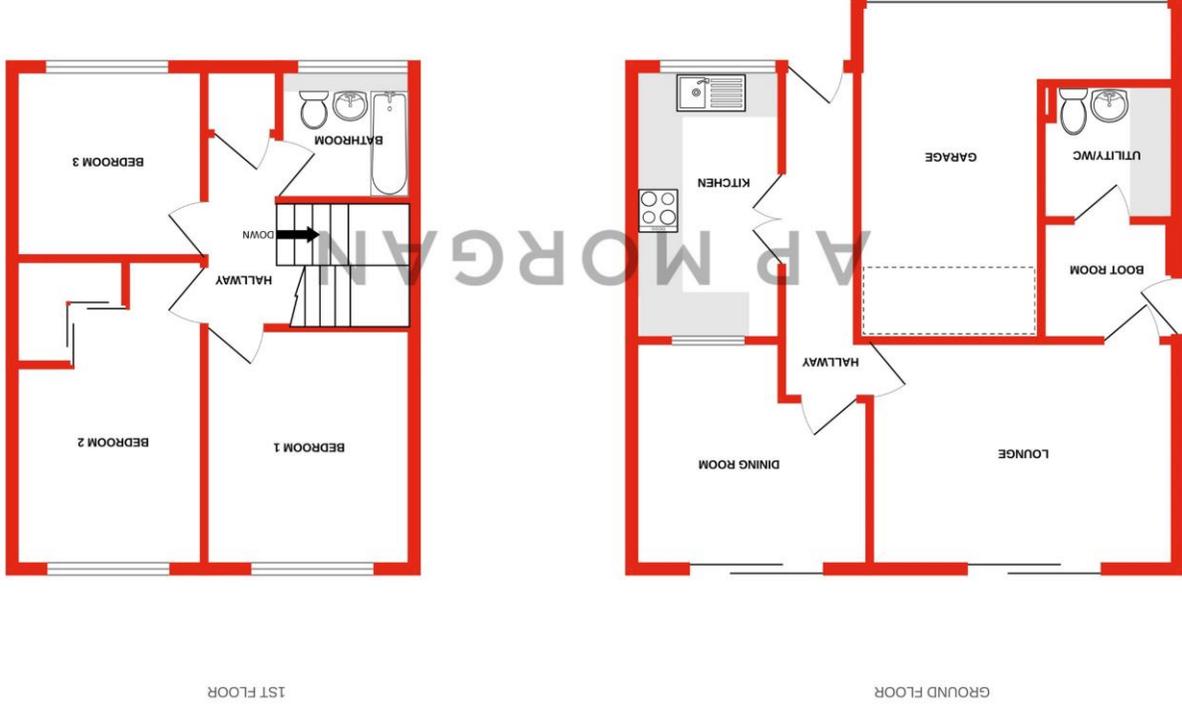
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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](http://cuberemovals.co.uk), to arrange a survey.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features the appearance 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 operating or efficiency can be given. ©2024 AP Morgan

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.