

**AP MORGAN**



**Elm Grove, Bromsgrove, Worcestershire**  
Offers Over £260,000

### Features:

- No onward chain
- Detached tandem garage with carport over shared driveway
- Meadows First School, Ofsted Outstanding, under half a mile
- Open plan lounge and dining room
- South westerly facing low maintenance garden
- Large enclosed porch with space for coats and boot bench
- Boarded loft with light and ladder access
- No through road in the popular Norton area of Bromsgrove

### Description:

No chain, no through road, and an Outstanding first school around the corner.

If you're looking for a three bedroom semi-detached home that you can genuinely make your own, this is a strong place to start.

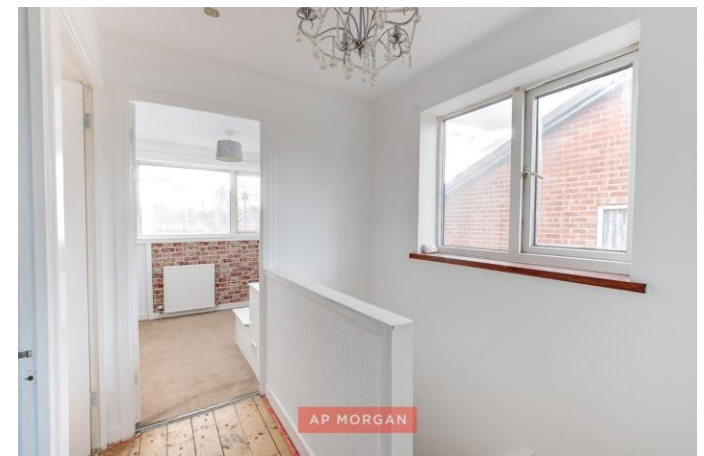
Sold with no onward chain, set on a no through road in the Norton area of Bromsgrove, and with two well-regarded schools within comfortable walking distance, the foundations are already in place.

You arrive to a private driveway to the front, with further parking available via a shared driveway to the side, which runs down to a substantial detached tandem garage. There's also a carport over the shared drive, giving you covered parking as well as the garage itself, which is a genuinely useful addition.

Step inside through the enclosed porch, which gives you space for coats, boots, and the general chaos of daily life before you've even reached the front door. The ground floor opens into a good sized lounge which flows through into the dining room, the two spaces working together as one comfortable living area. The kitchen is separate, with a useful pantry store tucked under the stairs.

Upstairs, three bedrooms and a family bathroom. The bathroom has a bath with shower over, and the loft above is boarded with a light and ladder access, adding practical storage that you'd otherwise have to find elsewhere.

Outside, the south westerly facing rear garden has been kept deliberately low maintenance. Paving makes up the majority of the space, with gravelled borders framing it neatly, a side gate for access, and a further seating area to the rear. Timber fenced boundaries give the whole plot a tidy, private feel, with a door leading through to the garage.



As for the location, Meadows First School holds an Outstanding Ofsted rating and is less than ten minutes on foot. Parkside Middle School is rated Good and is roughly the same distance. Bromsgrove town centre, with its range of shops, restaurants, and the leisure centre, is around a mile and a half away, and the M5 and M42 are both accessible for commuters heading towards Birmingham or Worcester.

Call now to secure your viewing!

**Details:**

**Porch/Boot Room** 1.54 x 2.22

**Hall**

**Lounge** 4.48 x 3.89 Max

**Dining Room** 2.44 x 2.32

**Kitchen** 2.44 x 2.55

**Detached Garage** 7.30 x 2.91

**First Floor Landing**

**Bedroom One** 3.64 x 2.96

**Bedroom Two** 3.34 x 3.05 Max

**Bedroom Three** 2.42 x 2.09

**EPC Rating:** C

**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 £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.

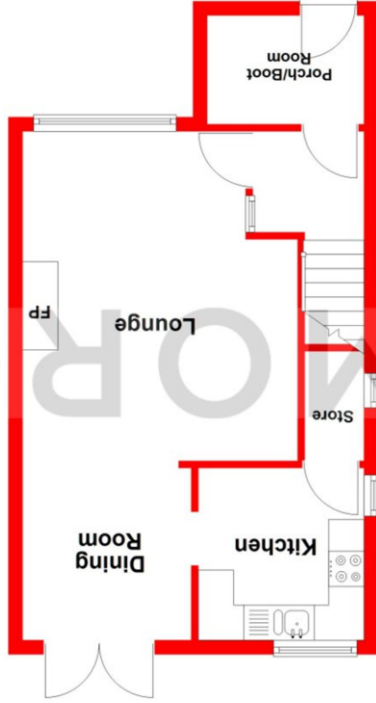
### Garage (Not Actual Location)

Approx. 21.2 sq. metres (228.7 sq. feet)



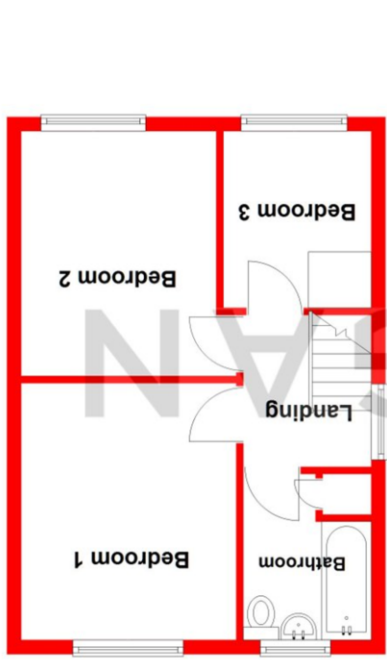
### Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 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 PlanUp.

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