



AP MORGAN

Avon Close, Stoke Heath, Bromsgrove
Guide Price £325,000

Features:

- Desirable cul-de-sac position at the end of a private drive
- Parking for multiple vehicles, with scope to extend further
- Extended open-plan kitchen/dining room
- Lounge with bay window
- Three bedrooms, including mirrored wardrobes to bedroom one
- Family bathroom plus downstairs cloakroom
- Sunny rear garden with decked seating area
- Close to local shops, parks, and motorway links

Description:

What do a private drive, a sunny garden and a cul-de-sac with no through road have in common? Keep reading to find out more.

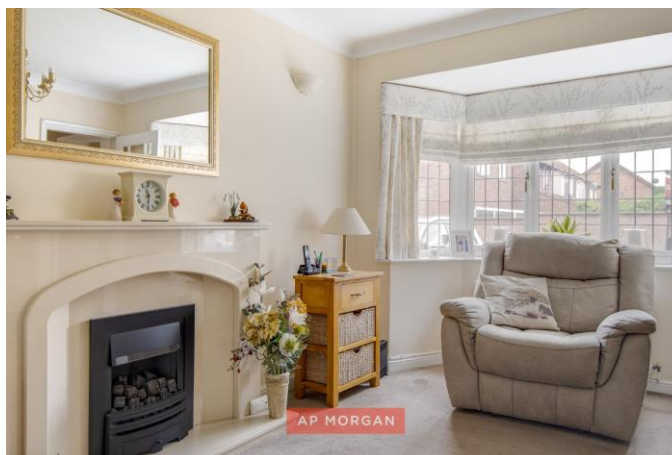
This three-bedroom detached home sits in a desirable cul-de-sac position, with generous parking for multiple cars along the private drive and neatly kept gardens front and back. Inside, the kitchen has been extended into the dining space to create a comfortable open-plan area for everyday family life, while the lounge's bay window brings in plenty of light. Add a downstairs cloakroom, a well cared for family bathroom, and a genuinely sunny rear garden, and this is a home that's ready to move straight into.

We asked them what made them buy it...

"When we first arrived, the previous owners couldn't have been more welcoming, and I remember loving the French polished bannisters on the stairs straight away. It's such a quiet neighbourhood, but a friendly one, and because it's a cul-de-sac with no through road it just felt safer and calmer than anywhere else we looked. It's been handy for my partner's workshop too. We've always liked that there's an indoor bowls club just yards from the house, and the whole area has that quiet, settled feel without being cut off from anything."

What about the house itself?

"We extended the kitchen to bring the dining area into the same space, which made a real difference to how we use the house day to day. The bedroom became my home office, I did all my partner's accounts from in there, and it worked really well for us. The back garden is my favourite part of the whole house. It's not huge, but it gets plenty of sun, especially on the decking, and I've spent a lot of happy time out there tending to the plants. Someone might want to take out the wall between the kitchen and lounge to open the whole downstairs up further, but we never felt the need to."



Our agents say...

There's something lovely about a home tucked this far into a quiet cul-de-sac, and the private drive means you get parking for multiple cars with room to spare. The open-plan kitchen and dining room is a genuinely comfortable space for family meals, and the bay-windowed lounge gives the front of the house real character. The third bedroom doubles nicely as a home office, and the rear garden with its decking is a real suntrap, perfect for a quiet coffee outside or pottering with the plants. Sanders Park is around a 30-minute walk, or five minutes by car, ideal for dog walking, and Aston Fields offers a good selection of cafes, bars and restaurants. You're close to shops including the Co-op, Morrisons, and Aldi, with a Sainsbury's due to open nearby on Stoke Road. Motorway access via the M42 and M5 is close by, and both state and private schooling options are within easy reach. This is a well loved family home in a genuinely quiet setting. Get in touch to arrange a viewing.

Details:

Entrance Hall

Ground Floor WC

Lounge 3.77 x 3.63

Kitchen 4.62 x 4.63 Max

Dining Room 2.25 x 2.26

First Floor Landing

Bedroom One 3.66 x 2.60

Bedroom Two 2.55 x 2.60

Bedroom Three 2.25 x 1.93

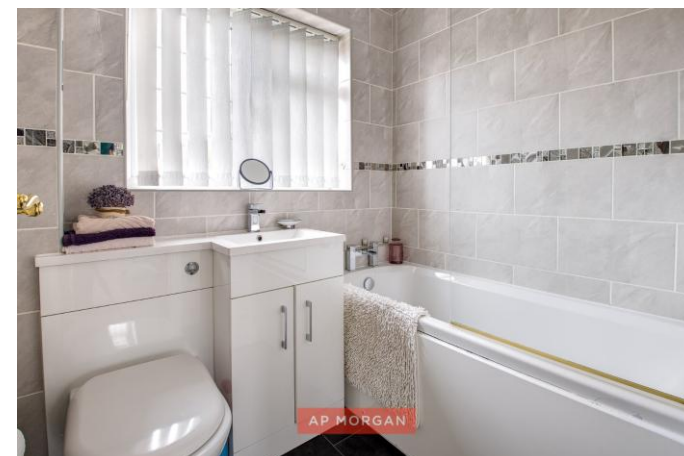
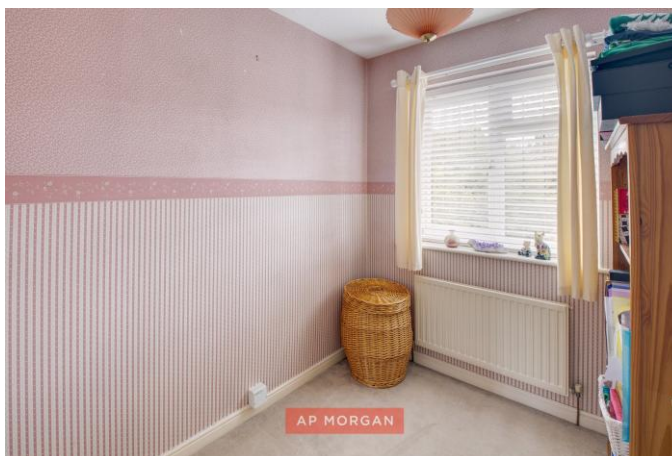
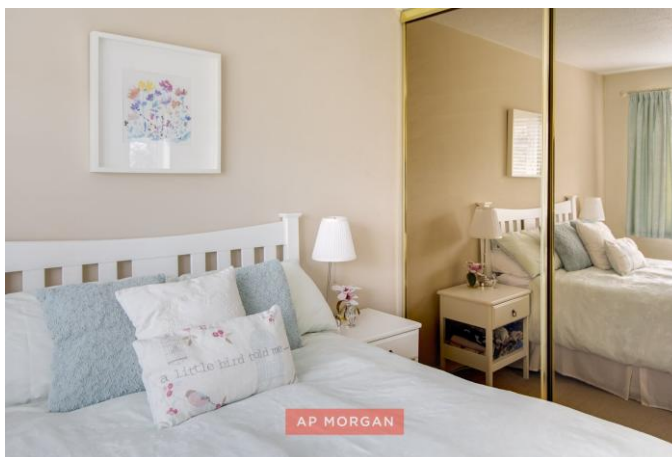
Bathroom 1.63 x 1.90

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.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.

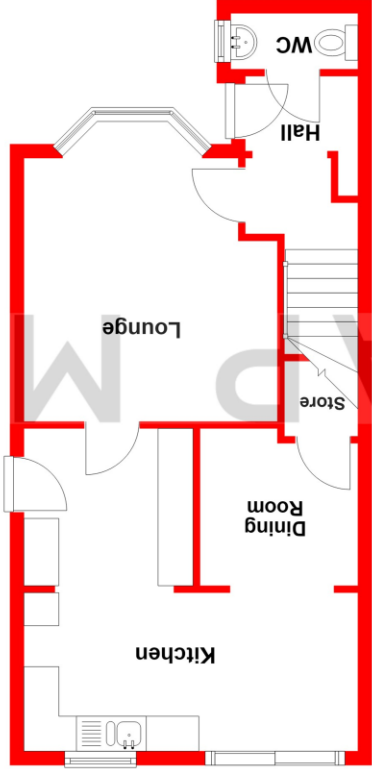
Need a solicitor?

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.

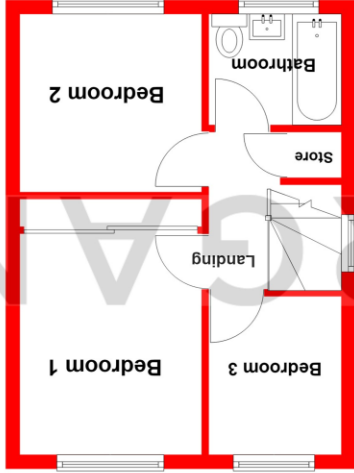
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Ground Floor



First Floor



Total area: approx. 73.2 sq. metres (787.6 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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