

**AP MORGAN**



**Alcester Road, Finstall, Bromsgrove**  
Guide Price £149,950



**Features:**

- Spacious top floor apartment
- Ideal for first time buyers or investors
- Two bedrooms
- Main bathroom & en-suite to master
- Open plan lounge/kitchen/diner with Juliet balcony
- Gas fired central heating
- Allocated off road and visitor parking
- Desirable semi-rural location of Finstall

**Description:**

Attention first-time buyers and investors! Available with no onward chain, this generously laid out two-bedroom top floor apartment is situated in the desirable semi-rural village of Finstall, Bromsgrove.

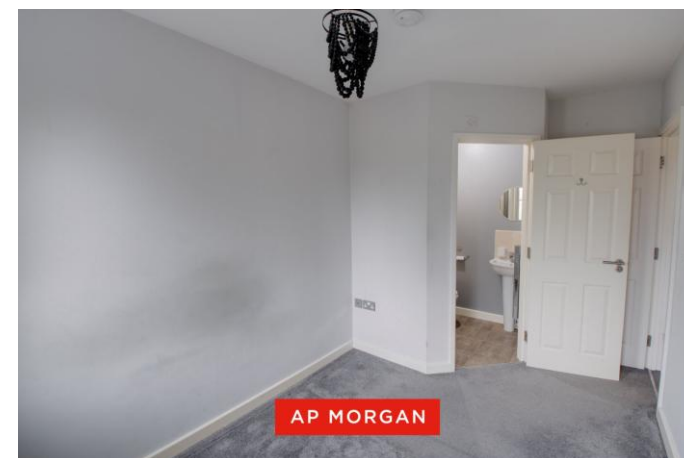
The property is accessed from the rear via a communal intercom system leading into a communal entrance hall and stairwell. The apartment itself briefly comprises: an entrance hall with storage cupboard; an impressive open-plan living area incorporating a lounge/diner with French doors opening onto a Juliette-style balcony; and a kitchen fitted with an integrated oven, gas hob, and extractor. The master bedroom benefits from an en suite shower room, alongside a second bedroom and a main bathroom with a shower over the bath.

Externally, the property benefits from well-maintained communal grounds, an allocated off-road parking space, and additional visitor parking.

We have been advised that there are approximately 107 years remaining on the lease, with a combined ground rent and service charge of approximately £1,416 per annum.

The property further benefits from gas-fired central heating and double glazing throughout.

Finstall is a desirable village located on the outskirts of Bromsgrove town and is home to Bromsgrove Rugby Football Club. Bromsgrove offers a range of shopping, restaurant, leisure, and high street facilities, including the prestigious Bromsgrove School. Nearby Aston Fields train



station provides transport links, while Bromsgrove also offers convenient access to the motorway network.

**Details:**

**Entrance Hall**

**Lounge/Diner** 5.56 x 3.56

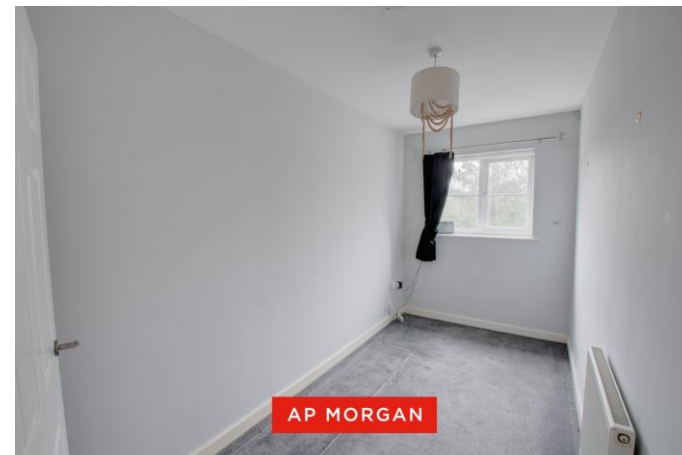
**Kitchen** 1.89 x 3.84

**Master Bedroom** 3.94 x 2.36 Both max

**En-suite** 1.42 x 1.43

**Bedroom Two** 3.84 x 1.93

**Bathroom** 1.45 x 2.54



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (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 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](http://www.wissermortgageadvice.co.uk)

**Property to sell?**

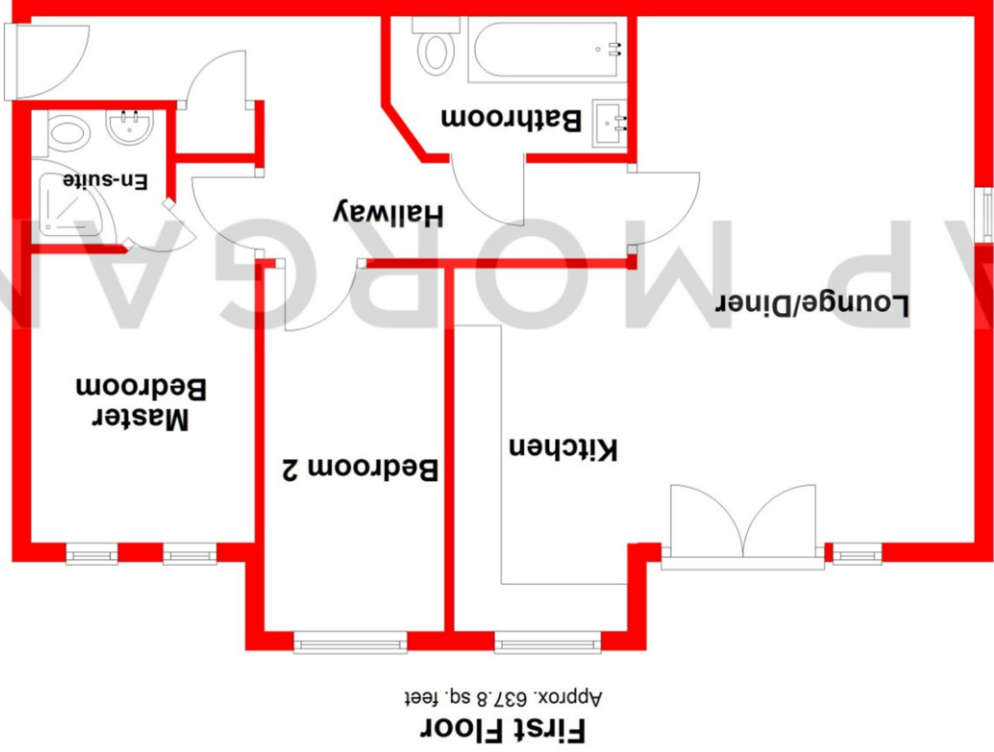
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

**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 £39 + 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. 637.8 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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