

AP MORGAN



Victoria Road, Bromsgrove, Worcestershire
Offers Over £315,000

Features:

- Being Sold by AP Morgan Modern Method Auction
- BUY IT NOW Option Available – Reservation Fee Applies
- 1930's detached family home
- Three double bedrooms
- Two reception rooms
- Fitted kitchen, shower room & ground floor w/c
- Driveway, garage & large enclosed rear garden
- Desirable location close to Bromsgrove town

Description:

This property is being sold by AP Morgan via the Modern Method of Auction, with a 'buy it now' option available (reservation fee applies). It is a generous three double bedroom 1930s detached family home, occupying a sought-after residential road within walking distance of schools, shops, and all the amenities offered within Bromsgrove town centre.

The property is approached via a driveway providing parking for multiple vehicles, leading to a garage accessed by an up-and-over door, with a pathway to the right-hand side giving access to the main entrance.

Once inside, the layout briefly comprises: an entrance hall with access to a ground floor guest W/C, an extended lounge with double glazed sliding doors opening out to the rear garden, fitted kitchen, and an additional reception room suitable for use as a dining room or home office.

Rising to the first floor, the generous landing gives access to three well-proportioned double bedrooms and a family shower room.

Externally, the property enjoys a spacious and well-maintained rear garden, featuring paved seating areas, a lawn, planted borders, a timber shed, and a greenhouse, with side access available on both sides leading to the frontage.

Further benefits include gas-fired central heating and double glazing throughout.

Situated in a sought-after location, the property offers easy access to Bromsgrove town centre and its many amenities. It is also well placed for highly regarded local schooling, along with excellent transport links, including convenient access to the M5 and M42.



Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Details:

Entrance Hall

Guest W/C 0.83 x 1.58

Lounge 5.14 x 4.55 Both max

Reception Room 2.77 x 3.56

Kitchen 4.45 x 2.72 Max

Garage 4.70 x 2.57

First Floor Landing

Bedroom One 3.33 x 4.56

Bedroom Two 2.77 x 3.81

Bedroom Three 3.33 x 2.73

Family Shower Room 2.46 x 2.33 Max

EPC Rating: D

Council Tax Band: D (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

Property to sell?

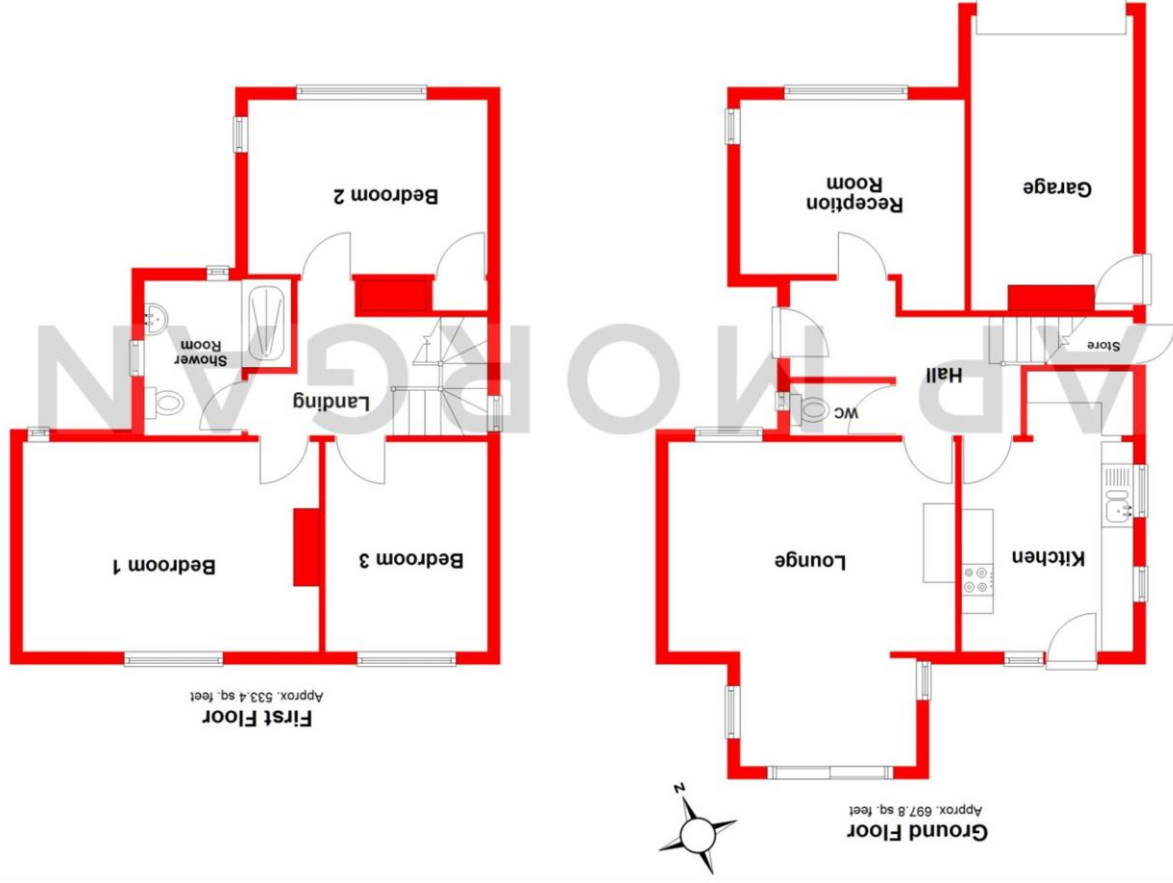
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 Planip.

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