

An aerial photograph of a residential street in Deansway, Bromsgrove, Worcestershire. The street is lined with two-story brick houses. A red outline highlights a specific property on the left side of the street. The property has a white garage, a blue car, and a white van parked in front. The street is paved and has a grassy verge with young trees. The background shows more houses and greenery under a clear sky.

**AP MORGAN**

**Deansway, Bromsgrove, Worcestershire**  
Asking Price £300,000

**Features:**

- Unique split level family home
- Overlooking open green space & sanders park
- Three bedrooms
- Stylish family shower room
- Large open plan living/dining/family room
- Generous multi-purpose reception room & w/c
- Mature & private rear garden
- Block paved driveway & garage

**Description:**

Are you looking for a unique and versatile family home with uninterrupted views over one of Bromsgrove's most loved green spaces? Positioned just a stone's throw from the ever-popular Sanders Park, this distinctive three-bedroom split level home offers something genuinely different from the standard family house. With over 1,270 sq ft of flexible living space across three levels, a block-paved driveway, garage and a mature private rear garden, this is a home with a lot more to offer than first meets the eye.

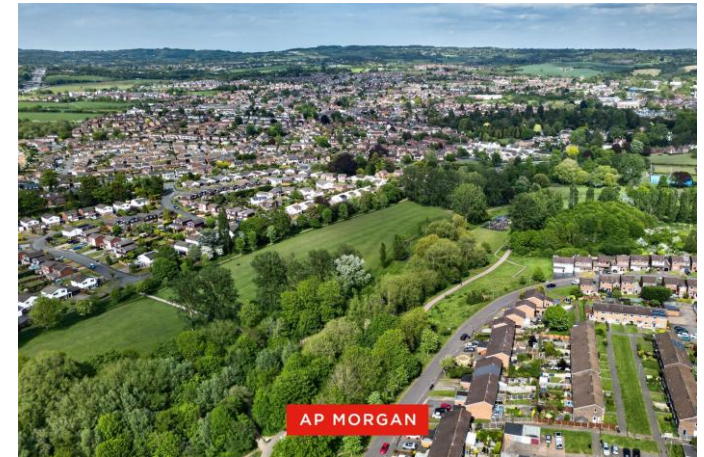
Step through the front door and an inviting entrance hall welcomes you in, with the modern kitchen immediately to the left, fitted with sleek units, dual ovens, a five-burner gas hob and an elevated outlook over the green space at the front. A few steps lead up to the main event: a generous open plan lounge and dining room that immediately impresses. Tastefully decorated with a beautiful herringbone floor, this is a bright and sociable space with lovely views out over the rear garden.

Heading up to the first floor, three well-proportioned bedrooms and a stylish family shower room, complete with a stone hand basin, finish the upper level off nicely.

The real surprise of this home is the lower ground floor. A generous and versatile reception room that lends itself equally well to a home office, gym or dedicated family room, complemented by its own WC. It is the kind of flexible space that growing families and home workers rarely find.

Outside, the mature rear garden is a lovely private retreat with a mix of established trees, a paved seating area and a rear access gate. To the front, a block-paved driveway provides parking for multiple vehicles, leading to the garage which benefits from a new roof along with power and lighting.

Our agents say:



"The views from the front of this property are a real talking point. Sanders Park is right on your doorstep and it really is a fantastic asset for any family. The park has everything from a children's play area and skatepark to tennis courts, a bandstand, a cafe and a pond. Bromsgrove town centre is within easy reach for everyday shopping, schools and amenities, and the train station gives you straightforward links into Birmingham. This is a well-connected, well-rounded address and a home that has a lot more to offer than first meets the eye."

Homes like this rarely come up in this location. Call us today to arrange your viewing.

**Details:**

**Ground Floor**

**Entrance Hall**

**Kitchen** 3.25 x 3.32 Max

**Lounge/Dining Room** 6.63 x 5.20 Both max

**First Floor**

**Bedroom One** 4.13 x 3.30 Max

**Bedroom Two** 3.28 x 2.55

**Bedroom Three** 2.53 x 2.55

**Family Shower Room** 1.68 x 2.55

**Lower Ground Floor**

**Reception Room/Potential Bedroom** 3.56 x 4.60 Max

**W/C** 1.75 x 0.83 Max

**Garage** 4.90 x 2.40

**EPC Rating:** D

**Council Tax Band:** B (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?

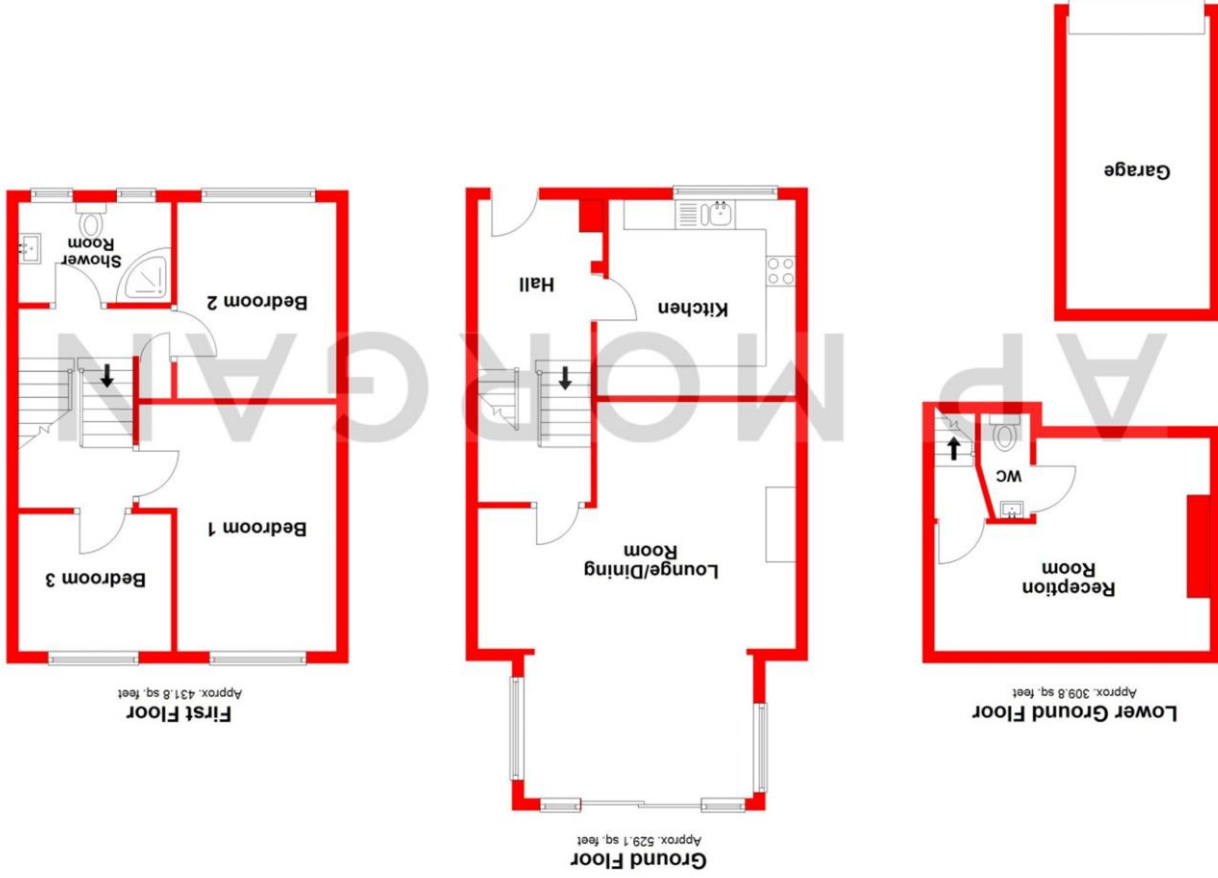
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 1270.7 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 Planlpp.

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