

**AP MORGAN**



**Rock Hill, Bromsgrove, Worcestershire**  
Offers Over £280,000

**Features:**

- Victorian cottage with period style features
- Three good-sized bedrooms
- Lounge with feature wood burner
- Family/dining room
- Fitted kitchen/diner
- Family bathroom
- Large south-easterly facing rear garden
- Convenient location less than a mile from Bromsgrove Town

**Description:**

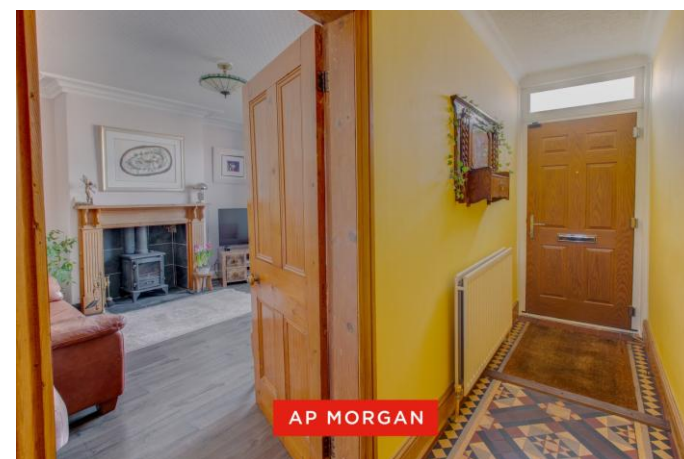
Situated on a generous plot close to Bromsgrove town centre is this charming three-bedroom Victorian mid-terraced cottage, offering deceptively spacious accommodation and a wealth of period-style features throughout.

The frontage of the property is set back from the road by a small, low-maintenance gravelled frontage with an ornate low-level fence and gate, along with a pathway leading to the front door.

Once inside, you are welcomed by an entrance hallway with a beautifully decorative Minton tiled floor, leading off to a front lounge featuring a log-burning stove. There is a separate reception room offering use as a family/dining room or additional lounge, with attractive built-in Victorian cabinetry, a store cupboard, and a door leading through to the extended kitchen/diner. The kitchen/diner offers space for a range-style cooker, space for further slot-in appliances, and double-glazed French doors leading out to the rear garden.

From the entrance hall, stairs rise to the first-floor landing, which has doors radiating off to double bedroom one with a feature cast iron fireplace flanked by built-in wardrobe storage, double bedroom two also with a feature cast iron fireplace, a well-proportioned bedroom three, and a three-piece bathroom suite with a shower over the bath.

Moving outside, the property enjoys a generous south-easterly facing rear garden, laid to an initial paved patio



seating area, beyond which is a large lawn with established planted beds containing mature trees and shrubs. The garden benefits from timber-fenced boundaries and a side passage allowing access to the frontage.

Further benefits include gas-fired central heating powered by a Worcester Bosch combi boiler fitted in 2019 and within a 10-year warranty, double-glazed windows throughout (some with fitted shutter blinds), and a part-boarded loft space with a fitted pull-down ladder and light.

Set within a well-regarded residential area of Rock Hill, being conveniently located for access to the local amenities, town centre facilities, a choice of state and private schooling including the prestigious Bromsgrove School, leisure clubs and golf course.

**Details:**

**Minton Tiled Entrance Hallway**

**Lounge** 3.91 x 3.73

**Family/Dining Room** 4.04 x 3.73

**Kitchen/Diner** 7.37 x 2.03

**First Floor Landing**

**Bedroom One** 4.04 x 3.76 Max incl wardrobes

**Bedroom Two** 3.96 x 3.78

**Bedroom Three** 2.92 x 2.16

**Bathroom** 3.94 x 1.27

**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 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?

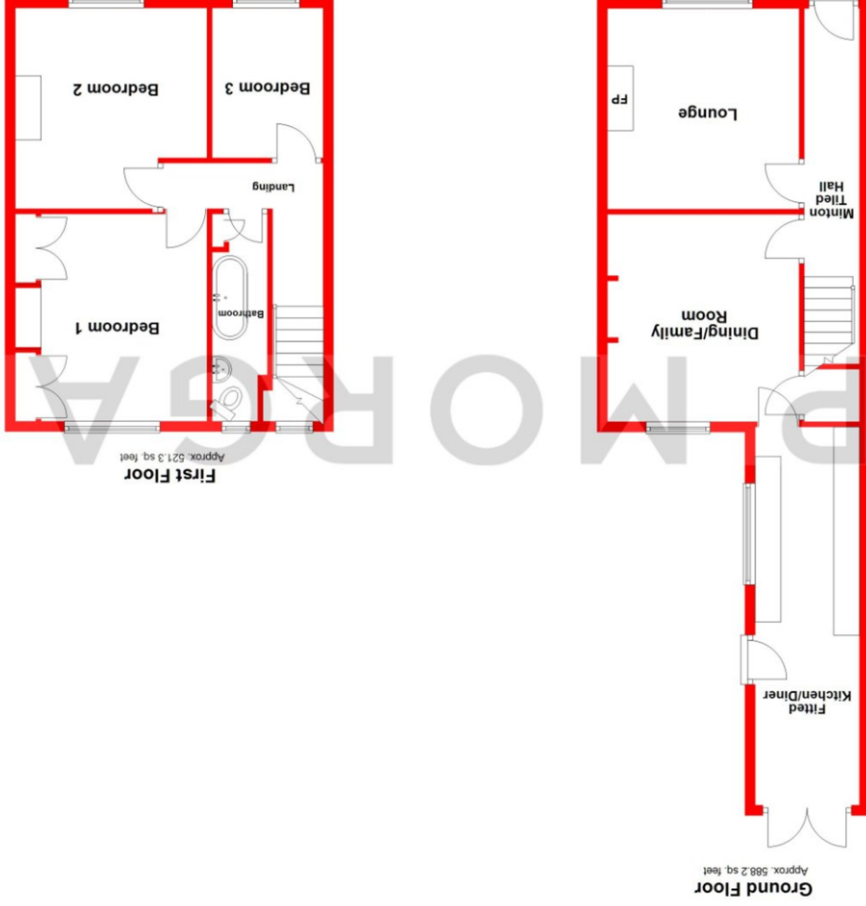
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Ground Floor  
Approx. 588 sq. feet

First Floor  
Approx. 571.3 sq. feet

Total area: approx. 1109.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Planlup.

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