

**AP MORGAN**



**Perryfields Road, Bromsgrove**  
Asking Price £260,000

**Features:**

- Deceptively spacious end-terraced house
- Three good sized bedrooms
- Large lounge & separate dining/sitting room
- Kitchen
- Ground floor & refurbished first floor bathroom
- Driveway for two cars
- Generous south facing rear garden backing onto open playing fields
- Well-connected location on outskirts of Bromsgrove

**Description:**

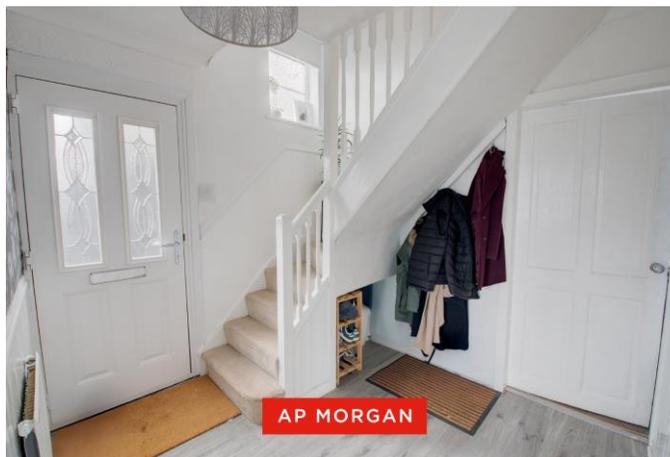
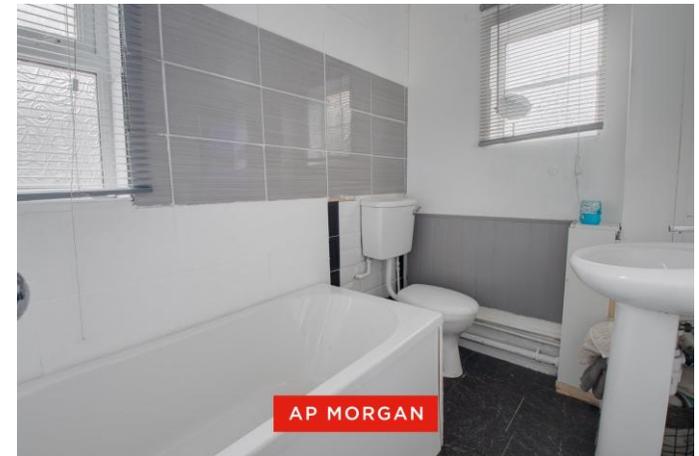
Deceptively spacious and well positioned on the outskirts of Bromsgrove, this three bedroom end of terrace sits on a quiet service road with a gravelled tandem driveway for two cars and a pathway leading to the front door. The generous south-facing rear garden backing onto open playing fields is one of the standout features.

Inside, the ground floor provides more space than the exterior suggests, with a large lounge to the front, a separate sitting and dining room, a kitchen and a ground floor bathroom.

Upstairs, three good sized bedrooms are served by a recently refurbished family bathroom and a separate WC, with a storage cupboard also on the landing.

The rear garden is generous and mainly laid to lawn, with the open playing fields beyond the rear boundary adding a real sense of space, with a side access gate leading back to the frontage.

The property sits on the fringes of Bromsgrove, 1 mile from the town centre, excellently placed for both private and state education locally, several small supermarkets, bus connections at the end of the road, as well as a short drive to the M5 and M42 motorway junctions for further travel.



**Details:**

**Entrance Hall** 2.39 x 2.60 Max

**Lounge** 5.26 x 3.68 Max

**Sitting/Dining Room** 3.43 x 3.00

**Kitchen** 2.27 x 3.85

**Ground Floor Bathroom** 1.55 x 2.43

**First Floor Landing**

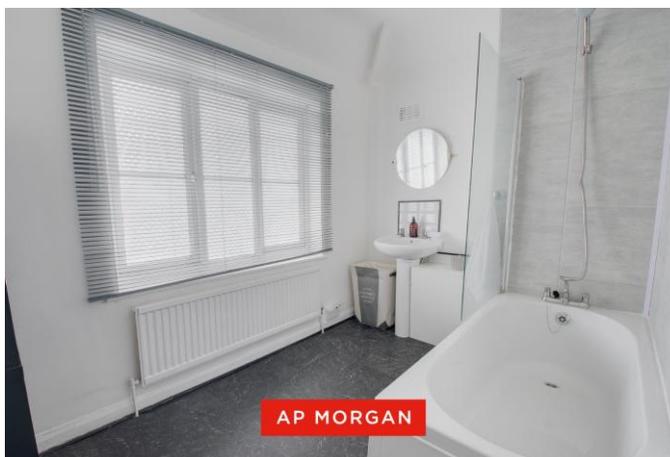
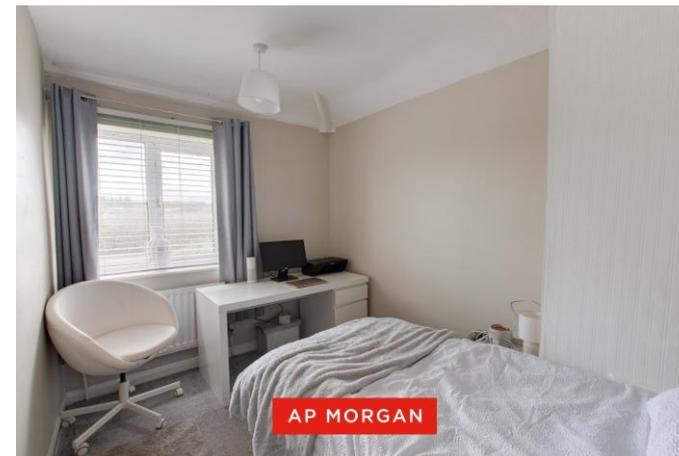
**Bedroom One** 3.43 x 4.11 Max

**Bedroom Two** 3.24 x 3.32 Max

**Bedroom Three** 3.49 x 2.34 Max

**Family Bathroom** 2.11 x 3.09 Max

**W/C** 0.87 x 1.94



**EPC Rating:** To be confirmed

**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?

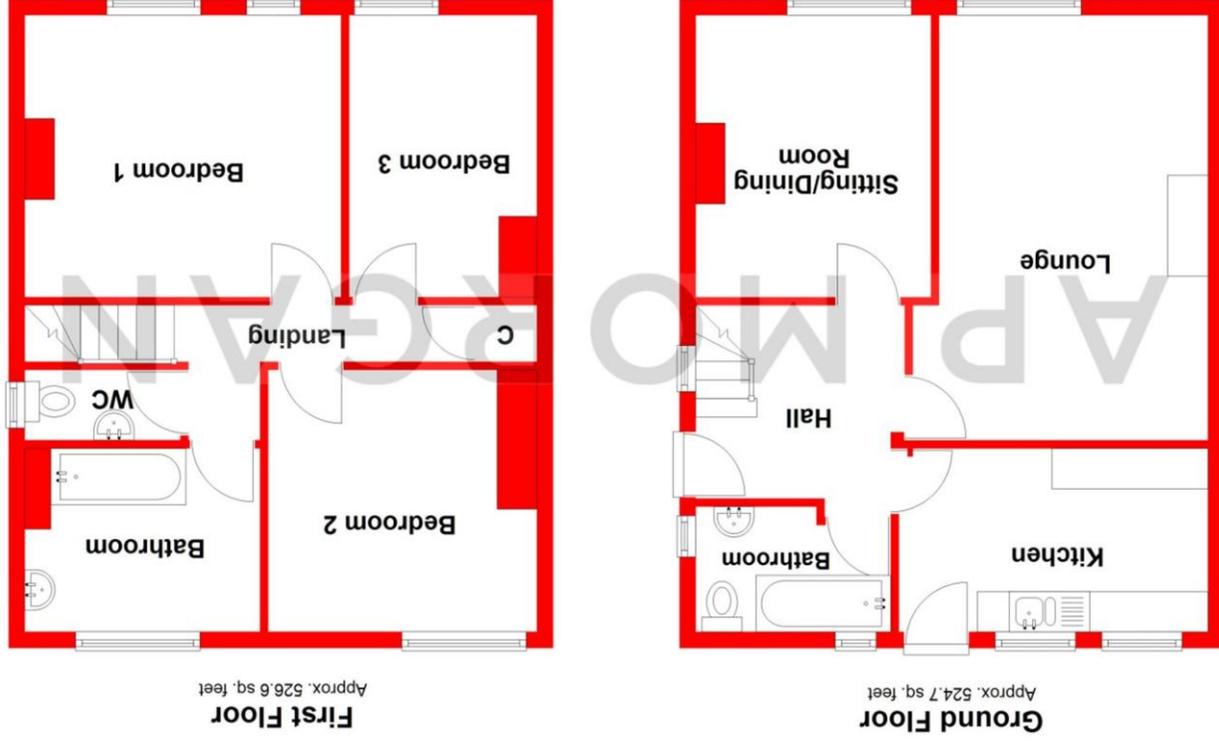
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 1051.3 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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