

**AP MORGAN**



**York Road, Bromsgrove, Worcestershire**  
Asking Price £150,000

### Features:

- Beautifully presented ground floor apartment
- Lounge with bi-fold doors opening into kitchen
- Open plan fitted kitchen/diner with utility cupboard
- Double bedroom with fitted wardrobe
- Modern bathroom
- Private enclosed, landscaped rear garden
- Private double block paved driveway to the front
- Gas fired central heating

### Description:

An excellent opportunity to purchase this well-presented ground floor apartment, This ideal first time buyer property benefits from a beautifully presented private rear garden, a private double driveway to the front, and is situated in a popular location of Sidemoor, Bromsgrove.

The apartment is entered through its own private front door to the right side, once inside you are welcomed by an entrance hallway with handy cupboard store; well-presented lounge enjoying large bi-fold doors through to a large ground floor extension, which encompass a bright and airy open plan kitchen/diner, fitted with a range of integrated Bosch appliances including electric hob, oven, microwave, dishwasher, fridge freezer and a smart use of cupboard units which open up into a concealed utility space for washing machine and tumble dryer. Two skylights flood the kitchen with natural light adding to the bright feel, while double french doors open out into the rear garden. From the entrance hall a there's a modern fitted shower room with walk in shower; and a good-sized double bedroom with built in wardrobe storage to complete the internal layout.

Externally the property enjoys access to a beautifully landscaped private rear garden, presenting initial paved patio seating area, steps leading up to a lawn with further paved area to the rear which situates a timber shed store. A side access gate can be used for entry to the front of the property which boasts exclusive use to block paved driveway offering parking for two cars.

The property is conveniently set nearby to local shops, parks, schooling, children's centre and bus routes. Bromsgrove



town centre is within easy reach to provide additional shopping facilities and amenities, In addition to ease of access to major road links (M5 & M42) for travel and commuting to surrounding areas.

**Details:**

**Hallway**

**Living Room** 11'10" x 14'6" (3.6m x 4.42m)

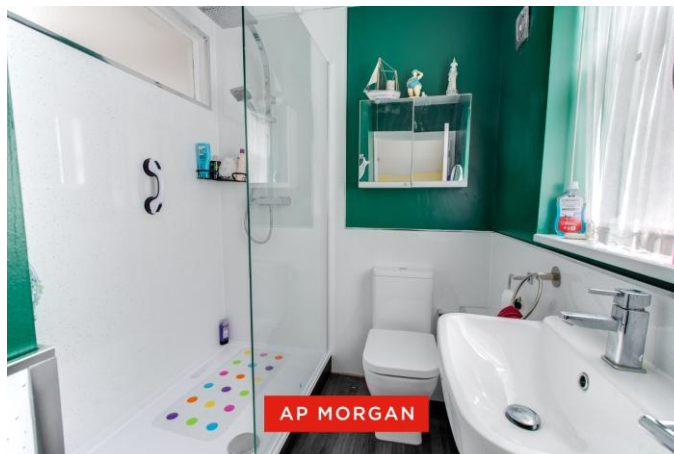
**Kitchen/Diner** 10'4" x 16'8" (3.15m x 5.08m)

**Utility Cupboard**

**Bedroom** 10'4" x 14'6" (3.15m x 4.42m)

**Bathroom** 7'8" x 5'9" (2.34m x 1.75m)

**Garden Store**



**EPC Rating:** C

**Council Tax Band:** A (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 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.

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