

AP MORGAN



Swallows Close, Norton Farm, Bromsgrove
Offers in the region of £325,000

Features:

- Three-bedroom detached home on the Norton Farm development
- Under a mile from Bromsgrove town centre
- Kitchen/breakfast room with integrated appliances
- Landscaped rear garden with paved seating area and artificial lawn
- Loft professionally boarded with fitted ladder and lighting
- Master bedroom with en-suite
- Tandem driveway parking for two cars
- Decorated top to bottom throughout

Description:

*** MORE THAN JUST MOVE-IN READY: IMMACULATE INSIDE & OUT! ***

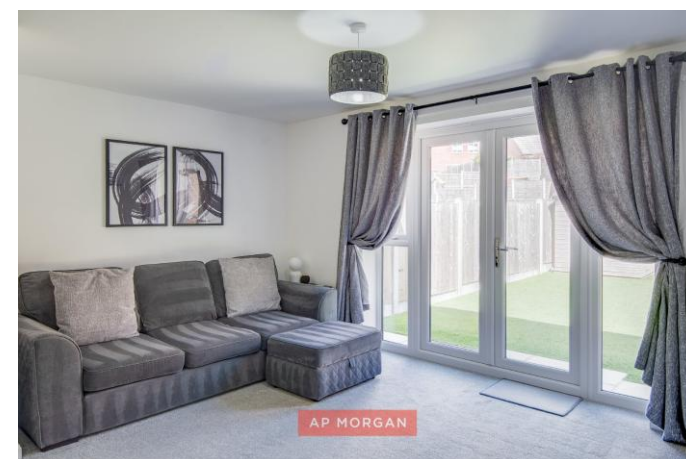
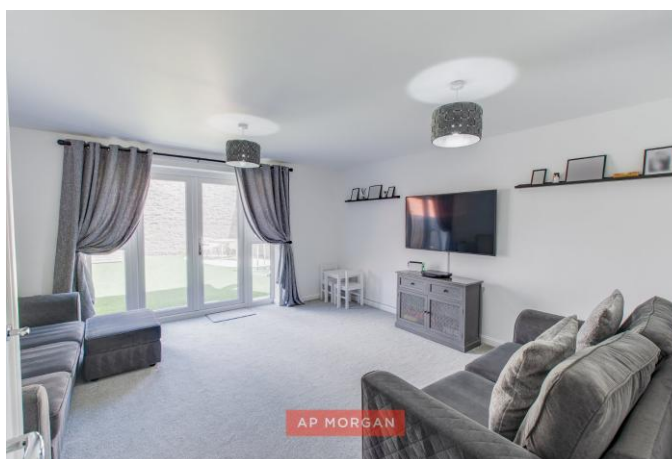
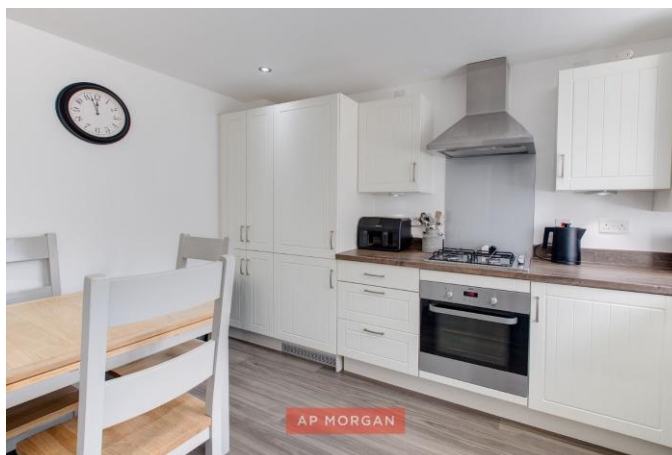
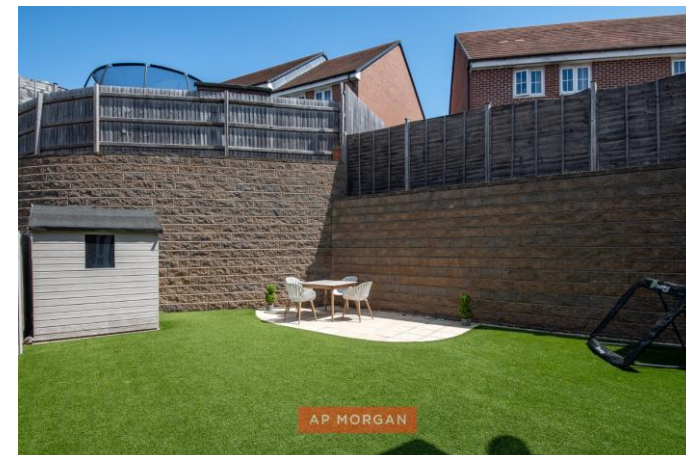
Coffee in the kitchen, doors open onto a garden that's already done. Under a mile from Bromsgrove town centre, this three-bedroom detached home on the Norton Farm development has been decorated top to bottom and is ready to move straight into. Early viewing is recommended.

A tandem driveway to the side gives parking for two cars and leads through to the rear garden. The hallway takes you past a ground floor WC and a handy cloaks cupboard, with hard flooring running through into the kitchen/breakfast room, fitted with a good range of units and integrated appliances.

The spacious lounge/diner is a bright, sociable room with French doors opening straight onto the garden and a generous store cupboard to keep everyday clutter out of sight.

Upstairs, the master bedroom has its own en-suite, with two further bedrooms and a family bathroom completing the floor. Above it all, the loft has been professionally boarded with a fitted ladder and light.

The rear garden is where the real investment has gone in. Landscaped with a paved seating area and artificial lawn, bordered by a mix of walled and timber fencing on sturdy new concrete posts, with a timber shed for extra storage, it's



built for using all year round, not just admiring from the window.

Combi gas central heating and double glazing feature throughout.

If Norton Farm sounds like your next move, get in touch to arrange your viewing!

Details:

Entrance Hall

Guest W/C

Kitchen/Diner 3.68 x 2.46

Lounge 4.62 x 4.61 Max

First Floor Landing

Master Bedroom 3.89 x 2.58 Max

En-suite 1.24 x 2.46 Max

Bedroom Two 3.32 x 2.58

Bedroom Three 2.74 x 2.03

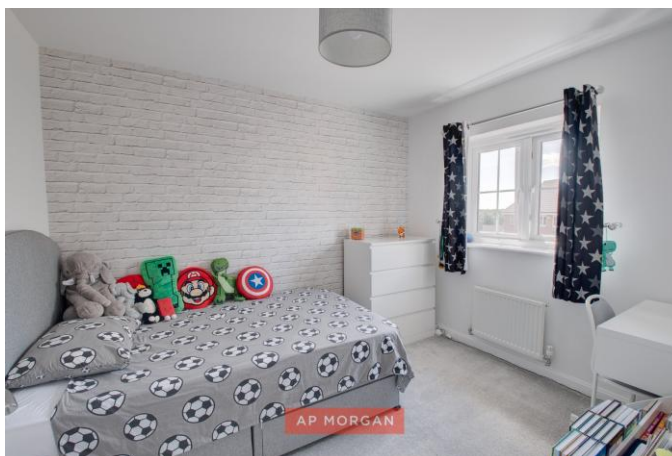
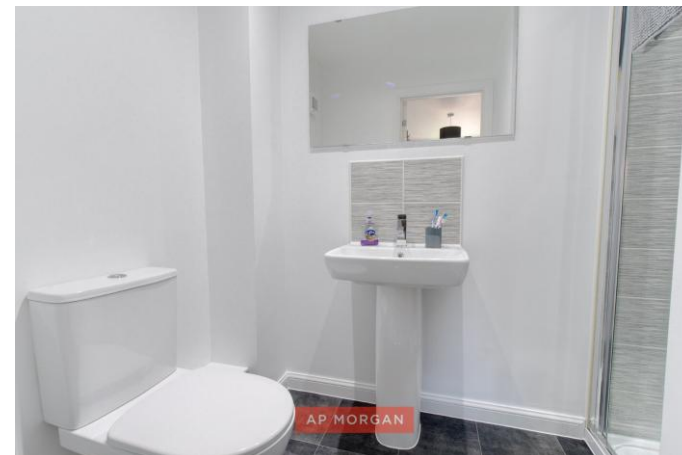
Family Bathroom 2.74 x 2.05 Max

EPC Rating: B

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?

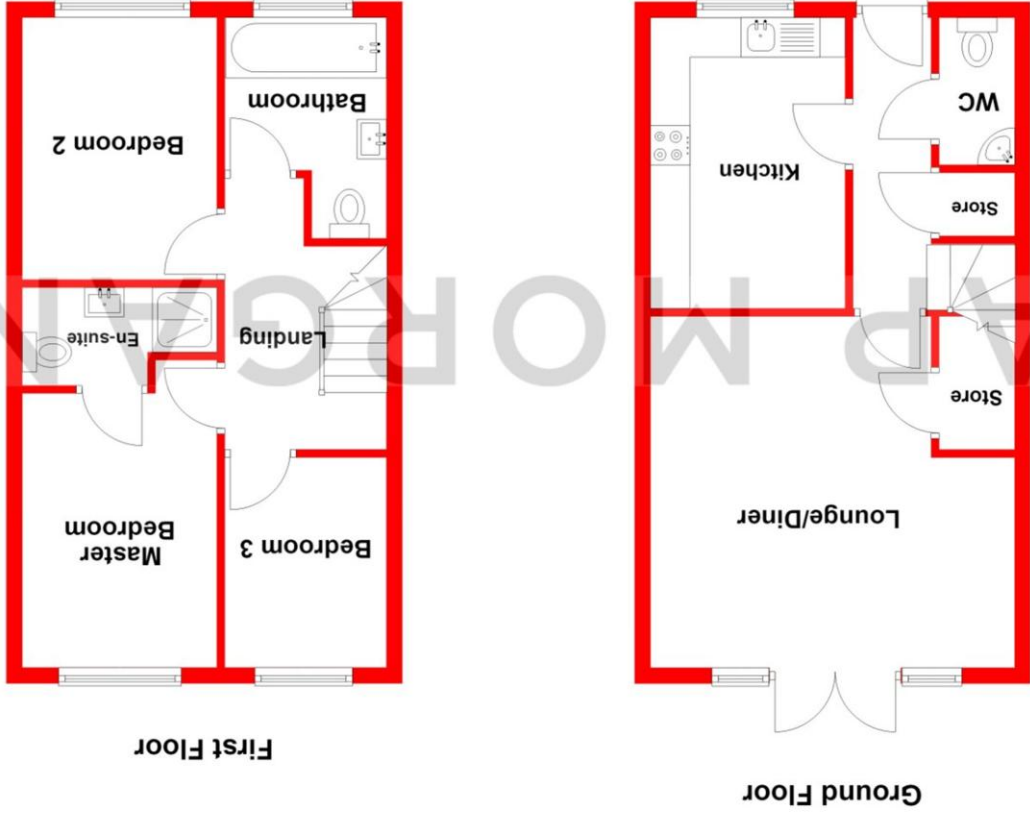
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Property to sell? If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances 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. 77.0 sq. metres (829.2 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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