

**AP MORGAN**



**Carol Avenue, Bromsgrove, Worcestershire**  
Asking Price £290,000

**Features:**

- Offered with no onward chain
- Semi-detached home
- Three bedrooms
- Lounge & open plan kitchen/dining room
- Well maintained rear garden
- Detached garage & shared driveway
- Popular location close to Sanders Park
- Excellent road links and local schooling

**Description:**

An excellent opportunity to purchase this three-bedroom semi-detached family home, occupying a popular and well-connected location on the outskirts of Bromsgrove town centre and a short distance from Sanders Park. The property benefits from being offered with no onward chain.

The property is approached by a lawned fore garden, with potential to convert into additional driveway space, and a shared driveway leading to a detached garage at the rear.

Once inside, the internal layout briefly comprises a generous enclosed porch leading through to an entrance hall; a lounge with feature electric fire and fitted unit with shelving; and an open-plan kitchen/dining room having a large pantry store, side door to the rear, and double-glazed French doors to the garden.

Rising upstairs, the first-floor landing leads off to three well-proportioned bedrooms, two being good-sized doubles, with a single third bedroom, and a family shower room. All bedrooms benefit from fitted wardrobe storage.

Moving outside, the property enjoys a well-maintained rear garden having a lawn with a feature raised planted bed, a timber shed store to the rear, and a side door into the detached garage.

The property is accessible to local shops, schools, and Sanders Park, with Bromsgrove town centre placed approximately a quarter of a mile away, offering a good range of further shops, supermarkets, bars/cafés, and leisure facilities.



**Details:**

Porch 1.54 x 2.19

Hall

Lounge 4.40 x 4.00 Max

Kitchen/Dining Room 2.47 x 4.95

Garage 4.79 x 2.33

First Floor Landing

Bedroom One 3.65 x 3.06

Bedroom Two 3.22 x 3.06 Max

Bedroom Three 2.30 x 2.13 Max

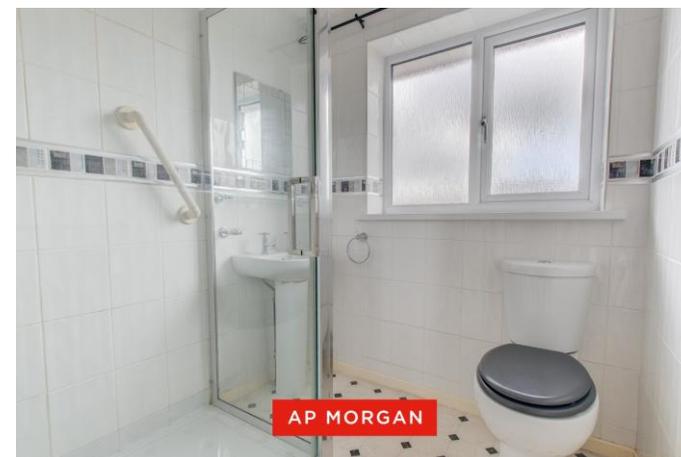
Shower Room 2.34 x 1.79 Max

**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 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.

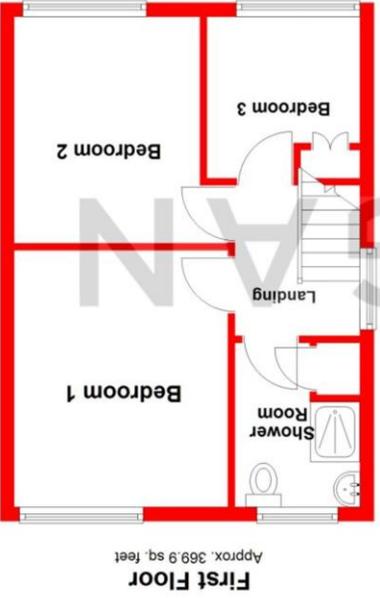
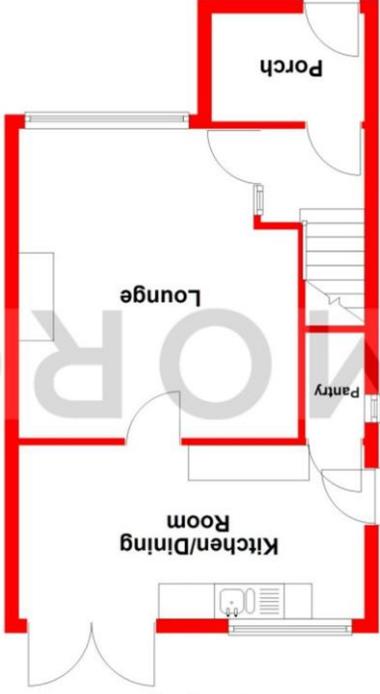
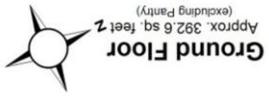
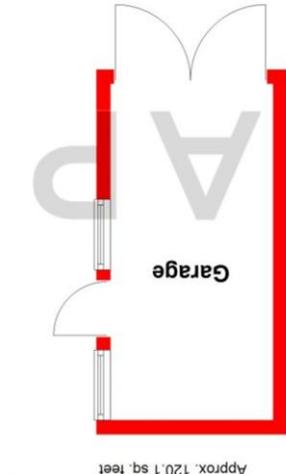
### Need a solicitor?

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.

### Garage (Not Actual Location)



First Floor  
Approx. 369.9 sq. feet

Total area: approx. 882.7 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 PlanUp.

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