

AP MORGAN



Yew Tree Drive, Bromsgrove
Offers Over £360,000

Features:

- Offered with no onward chain
- Detached three bedroom family home
- Desirable cul-de-sac location
- Lounge & dining room
- Fitted kitchen and generous utility room
- Family shower room & ground floor w/c
- Garage & driveway
- Generous enclosed rear garden

Description:

Available with no onward chain is this well-laid-out three-bedroom detached family home, occupying a sought-after cul-de-sac location on the outskirts of Bromsgrove town centre, where properties seldom become available.

The property is approached via a well-maintained frontage, offering a block-paved driveway, a front lawn, and access to the garage via an up-and-over door.

Once inside, the layout briefly comprises an entrance hall, a lounge with a feature box bay window to the front aspect and a feature gas fireplace, opening through into a dining room with French doors leading out to the rear garden. Completing the ground floor is a fitted kitchen with a pantry store, an integrated oven with electric hob and extractor hood over, and space for additional freestanding appliances. There is also a generous utility room providing space for laundry appliances, with access to a ground floor WC, an internal door to the garage, and a door leading to the rear garden.

Rising upstairs, the first-floor landing leads off to double bedrooms one and two, both benefitting from fitted wardrobes, a single bedroom three with cupboard storage, and a well-presented family shower room.

Moving outside, the property enjoys a generous rear garden, laid to a large wraparound paved patio leading onto a well-maintained lawn, with well-stocked planted borders to fenced boundaries and a side gate providing access to the frontage.



Situated in a highly sought-after residential area, the property enjoys easy access to Bromsgrove town centre and its wide range of amenities, including shops, supermarkets, a leisure centre, and both state and private schooling options. Excellent road links are also within close reach, making this a well-connected and highly convenient location.

Details:

Hall

Lounge 4.01 x 3.74

Dining Room 3.30 x 2.34

Kitchen 3.30 x 2.31

Utility Room 2.84 x 2.58 Both max

W/C 1.04 x 1.48

Garage 5.26 x 2.83

First Floor Landing

Bedroom One 4.47 x 2.67 Max incl wardrobes

Bedroom Two 2.80 x 2.67

Bedroom Three 2.88 x 2.00 Max

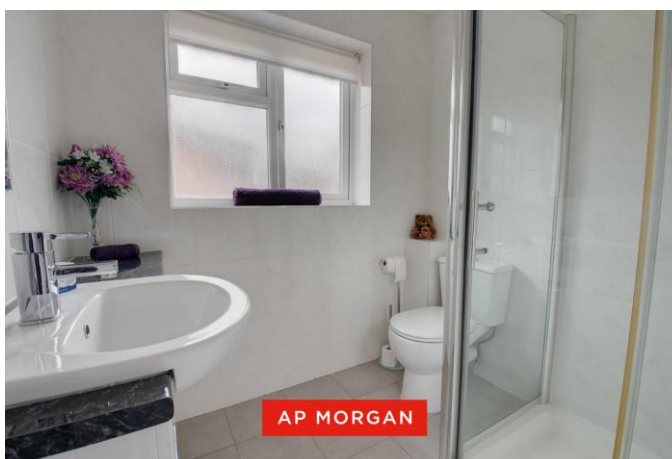
Shower Room 1.83 x 1.98

EPC Rating: D

Council Tax Band: E (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

Property to sell?

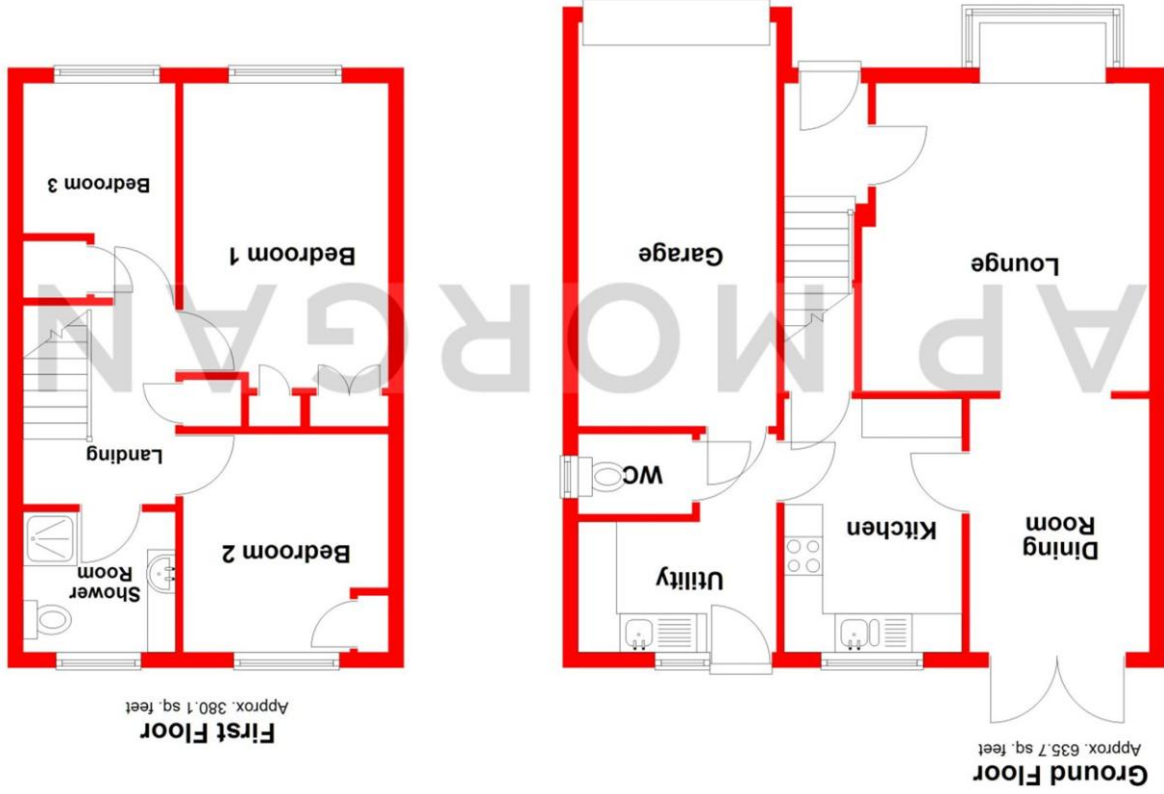
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 1015.8 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.