

AP MORGAN



Malcolm Avenue, Bromsgrove
Guide Price £410,000

Features:

- Well-presented three-bedroom link-detached family home
- Tucked away in a popular cul-de-sac location
- Block-paved driveway with parking for multiple vehicles and garage
- Two reception rooms plus bright rear conservatory
- Contemporary fitted kitchen with integral appliances
- Ground floor utility room and modern shower room
- Generous corner plot with substantial wrap-around garden
- Convenient for Bromsgrove town centre, Sanders Park, M5 and M42

Description:

An excellent opportunity to purchase this well-presented three-bedroom link-detached family home, tucked away within a popular cul-de-sac location on the outskirts of Bromsgrove Town.

The property is approached via a block-paved driveway providing off-road parking for multiple vehicles and access to the garage.

Once inside, the welcoming interior briefly comprises: an entrance hallway with a useful store cupboard, a bay-fronted reception room offering potential for use as a dining or sitting room, and a spacious lounge featuring a log burner and leading through to a bright conservatory overlooking the rear garden. Completing the ground floor is a contemporary fitted kitchen offering a range of units with integral appliances, along with a ground floor extension incorporating a good-sized utility room and a modern shower room.

Rising upstairs, the first floor landing provides access to a generous double bedroom one with a large walk-in bay window to the front aspect, double bedroom two with views over the rear garden, a good-sized bedroom three, and a three-piece family bathroom suite.

Situated on a corner plot, the property enjoys a substantial wrap-around rear garden, initially laid to a stone-paved



seating area leading to a lawn with planted beds, a timber-decked seating space, and a low-maintenance gravelled section with a timber shed. The size of the garden offers excellent scope for further extension, subject to the relevant planning permissions.

The property occupies a popular and convenient location in Sidemoor, close to local shops, eateries, amenities, and Sanders Park, and within easy reach of Bromsgrove Town Centre for further shopping and transport links. In addition, there is convenient access to major road networks including the M5 and M42.



EPC Rating: To be confirmed
Council Tax Band: D (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 £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.

Floorplan Pending

Detailed floorplan coming soon

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