

AP MORGAN



Stoney Hill Close, Bromsgrove, Worcestershire
Asking Price £295,000

Features:

- Contemporary end-terrace house
- Three bedrooms
- Spacious bay fronted lounge
- Contemporary open plan kitchen/diner
- Well-presented family bathroom & ground floor w/c
- Modern re-fitted en-suite to main bedroom
- Driveway, garage & well-maintained enclosed rear garden
- Popular location for road links Aston Fields & town centre

Description:

A well presented three bedroom semi-detached home situated towards the end of a popular cul-de-sac with the addition of a garage, conveniently positioned between Bromsgrove town centre and Aston Fields, offering comfortable and contemporary accommodation throughout.

The property is approached via a driveway providing off-road parking, with a front lawn and a pathway to the right hand side leading to the main entrance. The addition of a garage en-bloc allows for further parking.

The ground floor briefly comprises an entrance hallway with a ground floor guest WC, a spacious lounge with a bay window to the front aspect and an understairs store cupboard, and a well-fitted open plan kitchen and dining room with a range of base and wall units and integrated appliances including an AEG oven, gas hob with extractor hood and dishwasher. French doors open directly out to the rear garden.

To the first floor, the landing serves a principal bedroom with a modern re-fitted en-suite shower room, a second double bedroom, a third single bedroom and a three piece family bathroom suite with shower over bath. An airing cupboard is also accessible from the landing.

The rear garden is well maintained throughout, with an initial paved seating area leading to a lawn, a further paved seating area to the rear and timber fenced boundaries with a side access gate to the front.



Sitting between Bromsgrove town centre and Aston Fields, the property offers easy access to both. Bromsgrove town centre is within close reach for supermarkets, retail and leisure facilities, while Aston Fields provides a more village feel with independent shops, cafes and eateries alongside Bromsgrove train station, offering direct rail links into Birmingham New Street in under 30 minutes. A children's play park sits directly opposite the property, making it a particularly practical location for families. The area is well served for schooling with a choice of both state and independent options nearby, and the M5 and M42 are both accessible for commuters travelling further afield.

Details:

Entrance Hall

Guest W/C 1.75 x 0.80

Lounge 5.36 x 3.52 Max incl bay

Kitchen/Diner 2.98 x 4.48 Both max

First Floor Landing

Principal Bedroom 2.64 x 3.48 Max

En-suite 2.29 x 0.90

Bedroom Two 3.08 x 2.70 Max

Bedroom Three 1.70 x 3.08 Max

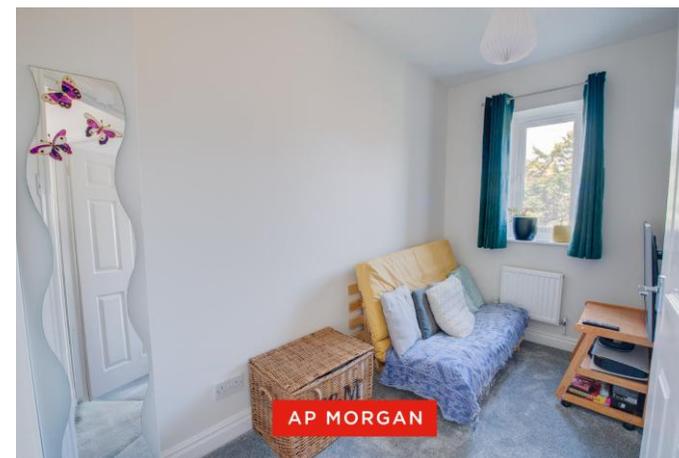
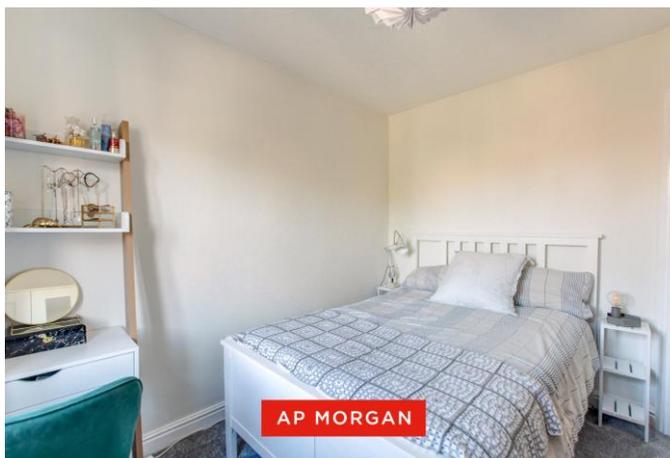
Family Bathroom 1.97 x 1.70 Max

EPC Rating: C

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?

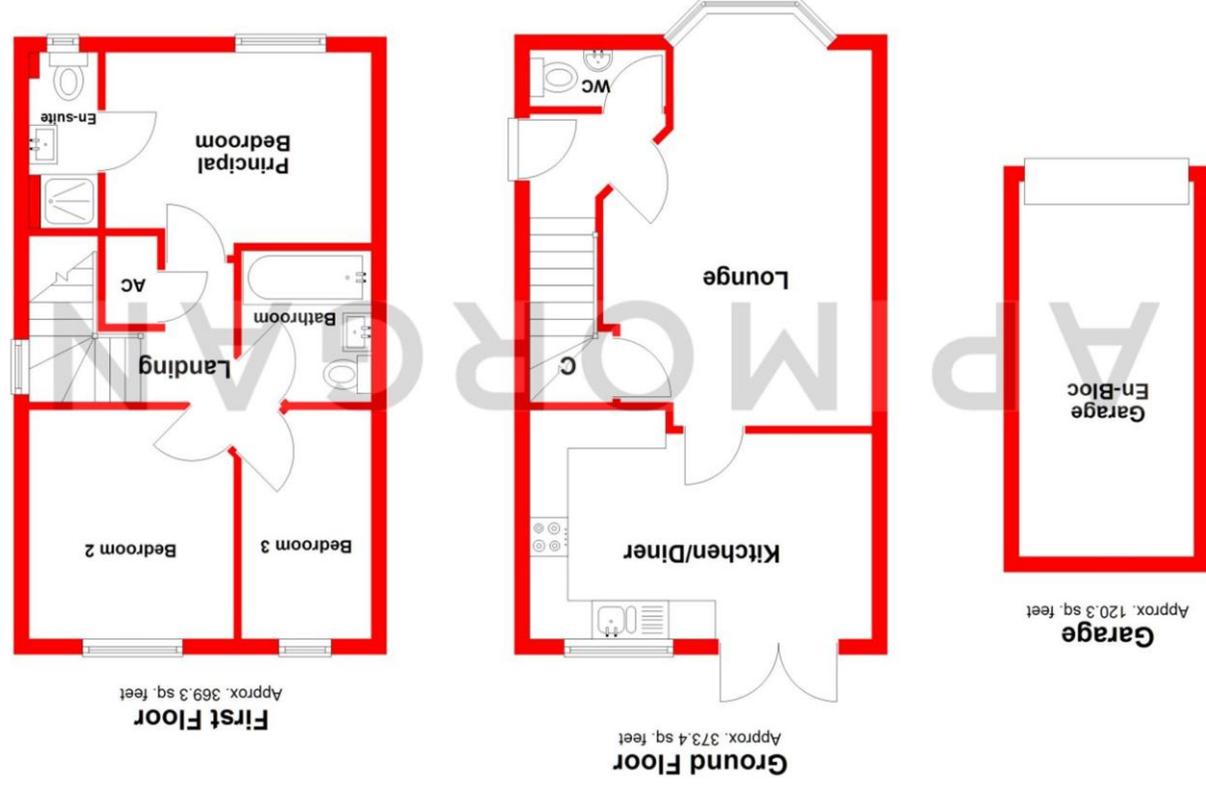
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.