

**AP MORGAN**



**Stourbridge Road, Fairfield, Bromsgrove**  
Offers in the region of £300,000

**Features:**

- Well-presented semi-detached house
- Desirable village location of Fairfield
- Two double bedrooms & En-suite WC
- Two reception rooms
- Fitted kitchen & hall/boot room
- Ground floor shower room
- Large rear garden backing onto fields
- Block paved driveway

**Description:**

Situated in the heart of Fairfield village, this well-presented and extended two double bedroom semi-detached home occupies a desirable semi-rural position, with the rear garden enjoying attractive views over neighbouring farmers' fields.

The property is approached via a block-paved driveway providing off-road parking, with an open canopy porch leading to the front door.

Once inside, the well-laid interior briefly comprises: a lounge with a walk-in bay window to the front aspect and decorative fireplace, a separate dining room with a useful understairs storage cupboard, and an opening through to a fitted kitchen featuring an integrated oven and grill with electric hob over, along with a dishwasher. A barn-style door leads into a hallway/boot room with access to both the front and rear of the property. Completing the ground floor is a further store room off the kitchen, leading to a ground floor shower room.

Rising to the first floor, the landing provides access to two generously sized double bedrooms. The principal bedroom benefits from an en-suite W/C, while bedroom two features built-in wardrobe storage.

Outside, the property boasts a well-maintained south-westerly facing rear garden, mainly laid to lawn with well-stocked borders and mature hedgerows to the boundaries. A low-level picket fence to the rear allows for delightful, uninterrupted views across neighbouring fields.



Fairfield is a highly regarded village on the edge of Bromsgrove, offering a charming semi-rural setting with a strong sense of community. Bromsgrove town centre is just a short drive away, providing a wide range of amenities including supermarkets, eateries, healthcare facilities, and leisure options such as the popular David Lloyd club and Bromsgrove Golf Centre. The area is also well served by sought-after schooling, including the renowned Bromsgrove School, and offers excellent transport links with convenient access to the M5 and M42, making it ideal for commuters to Birmingham and the wider West Midlands.

**Details:**

**Lounge** 10' x 12'3" (3.05m x 3.73m) Both Max

**Hall**

**Dining Room** 10'9" x 12'3" (3.28m x 3.73m) Both Max

**Kitchen** 14'2" x 6'6" (4.32m x 1.98m)

**Shower Room** 8'4" x 4'11" (2.54m x 1.5m)

**Hall/Boot Room** 13'6" x 4'4" (4.11m x 1.32m) Both Max

**Landing**

**Bedroom One** 10'11" x 12'3" (3.33m x 3.73m) Both Max

**WC** 4'7" x 3'1" (1.4m x 0.94m)

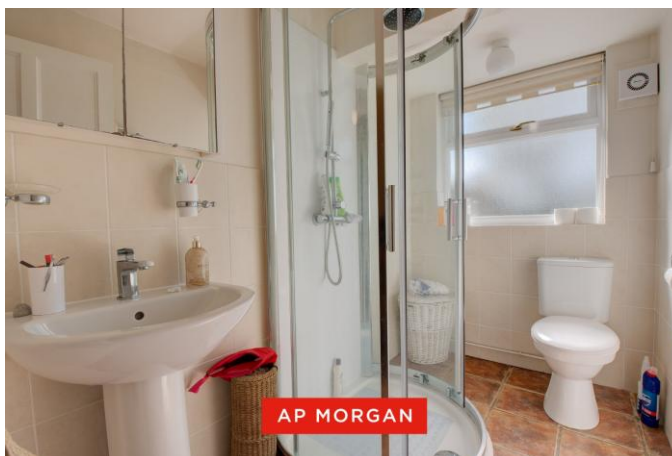
**Bedroom Two** 10'1" x 12'3" (3.07m x 3.73m) Both Max

**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?

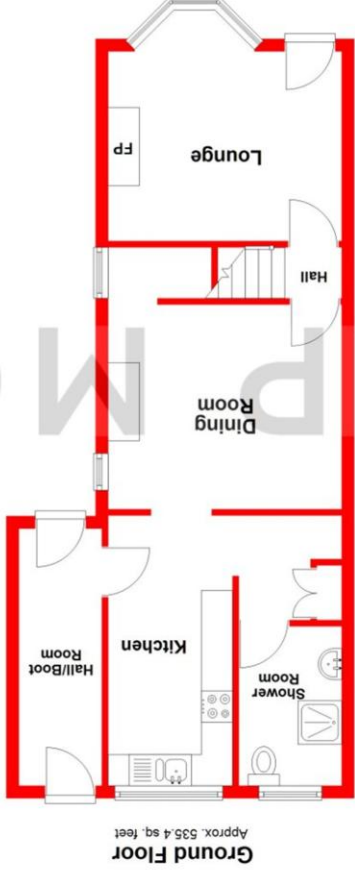
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

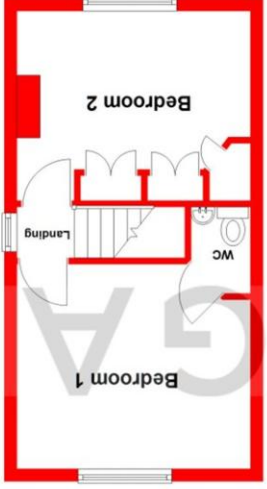
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



Approx. 535.4 sq. feet



Approx. 295.7 sq. feet

Total area: approx. 831.1 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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