

AP MORGAN



Bishop Hall Crescent, Bromsgrove,
Guide Price £260,000

Features:

- Two-bedroom home
- Spacious lounge
- Kitchen with utility
- Conservatory
- Downstairs WC
- Family bathroom
- Large rear garden
- Driveway parking

Description:

This well-presented two-bedroom home offers a fantastic blend of comfortable living space, practical layout, and a generous rear garden, making it an ideal purchase for first-time buyers, small families, or those looking to downsize.

The ground floor welcomes you via a porch into a central hallway, leading through to a bright and spacious lounge—perfect for relaxing or entertaining. To the rear, the kitchen provides ample workspace and storage, with direct access to a useful utility area and a convenient downstairs WC. A charming conservatory extends the living space further, offering a versatile area ideal for dining, a home office, or simply enjoying views of the garden throughout the seasons.

Upstairs, the property features two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. The layout is completed by a modern family bathroom accessed from the landing, along with additional storage space.

Externally, the property truly stands out with its generous rear garden. A decked seating area provides the perfect spot for outdoor dining and entertaining, while the lawn offers plenty of space for families or gardening enthusiasts. To the front, there is a driveway providing off-road parking.

Overall, this home combines practical living with outdoor space and excellent potential, all set within a pleasant residential setting.



Details:

Porch 2'7" x 7'5" (0.79m x 2.26m)

Hall

Lounge 16'5" x 10'8" (5m x 3.25m)

Conservatory 11'5" x 9' (3.48m x 2.74m)

Kitchen 12'7" x 11'10" (3.84m x 3.6m) max dimensions

Utility Area 16'8" x 10'6" (5.08m x 3.2m) max dimensions

WC 4'7" x 2'10" (1.4m x 0.86m)

Landing

Bedroom 1 16'6" x 10'7" (5.03m x 3.23m)

Bedroom 2 10'2" x 12' (3.1m x 3.66m) max dimensions

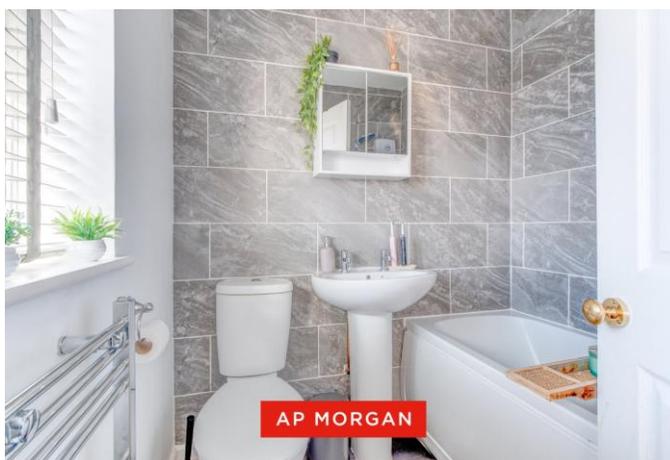
Bathroom 6' x 5'6" (1.83m x 1.68m)

EPC Rating: C

Council Tax Band: B (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?

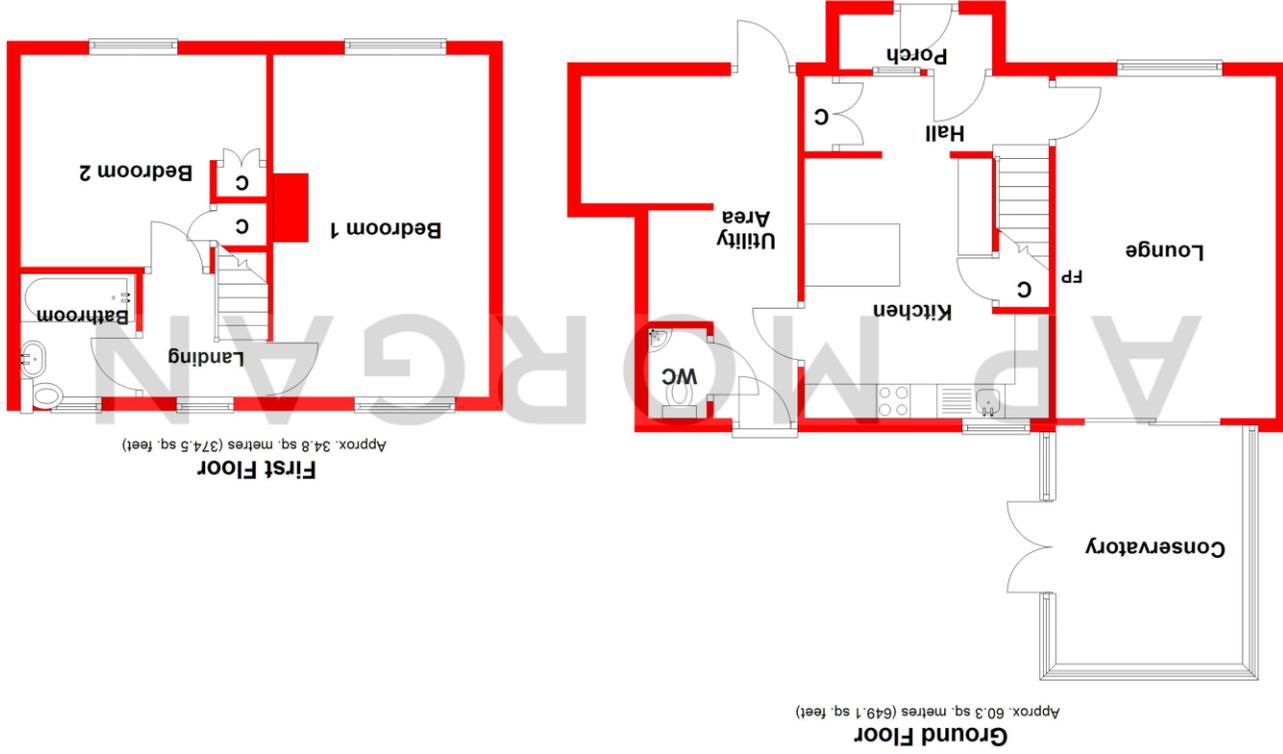
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.