

**AP MORGAN**



**Scaife Road, Aston Fields, Bromsgrove**  
Asking Price £180,000

**Features:**

- Offered with no onward chain
- Semi-Detached House
- Double bedroom
- Shower room
- Modern Fitted Kitchen
- Low maintenance wrap around garden
- Off Road Parking
- Desirable location in Aston Fields

**Description:**

Offered with no onward chain is this well-presented one bedroom semi-detached house set within a highly regarded location of Aston Fields as well as ease of access for good road high way links and Bromsgrove Railway Station, for connections to Birmingham and Worcester.

The property would make a good first purchase or rental investment, with the layout comprising: Entrance hall with cloaks cupboard to side. Pleasant dual aspect living room with double doors opening to an upgraded fitted kitchen, offering oven hob, under stairs cupboard and space for appliances. Upstairs has a modern bathroom and one double bedroom with storage cupboard over the stairs. Outside has a sunny aspect side area, surrounded by fencing making a good drying area and space for off road parking. The property has combination gas central heating, double glazing.

Located within a modern and desirable development, conveniently close to the railway station, shops, restaurants, and supermarkets. In addition to local sports clubs immediate access to countryside and highly regarded local schooling including the prestigious Bromsgrove Private School Bromsgrove town centre is also nearby, offering a wider range of amenities and easy access to the M5 and M42 motorways for further travel.



**Details:**

**Entrance Hall**

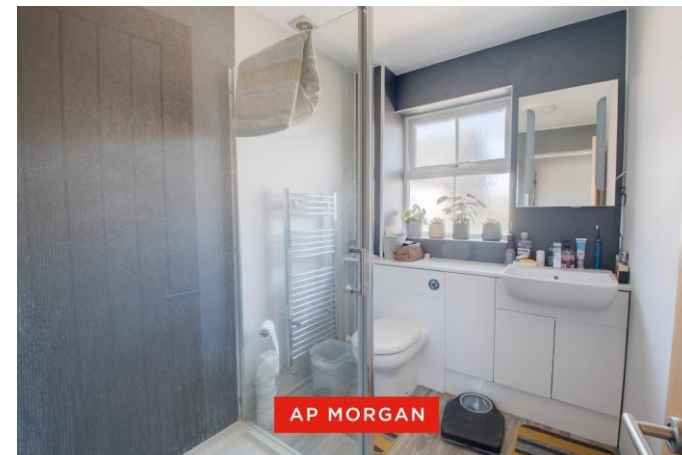
**Lounge** 11'3" x 10'7" (3.43m x 3.23m)

**Kitchen** 10'8" (3.25) x 9' (2.74) both max

**Stairs Rising To First Floor**

**Bedroom** 11'2" x 10'7" (3.4m x 3.23m)

**Bathroom** 7'8" x 5'10" (2.34m x 1.78m)



**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](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.

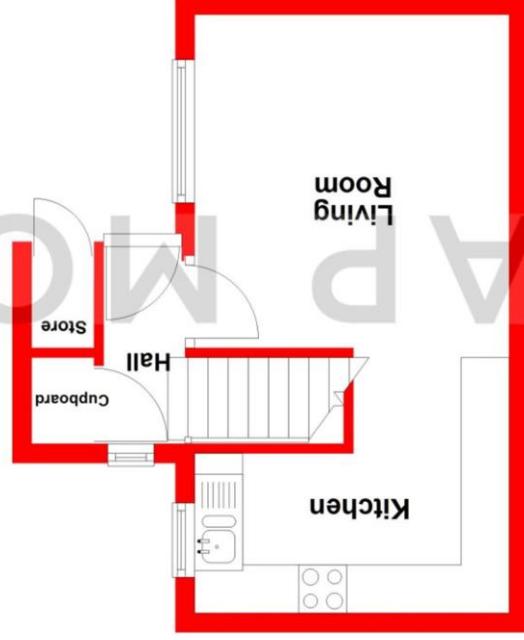
### Need a solicitor?

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.

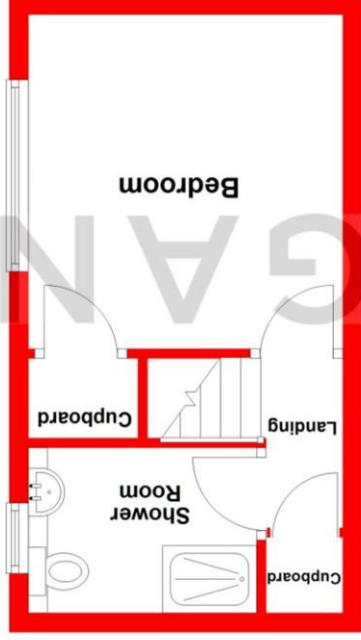
### Identity Checks

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.

**Ground Floor**  
Approx. 23.6 sq. metres (254.0 sq. feet)



**First Floor**  
Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 43.9 sq. metres (472.9 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 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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