

AP MORGAN



Saxifrage Close, Norton Farm, Bromsgrove
Guide Price £475,000

Features:

- No onward chain
- Four bedroom detached David Wilson home
- South westerly facing rear garden
- Tandem driveway parking and garage
- Master bedroom with en-suite
- Three bedrooms with built-in storage
- Energy efficient EPC rating of B
- Prime Norton Farm location with excellent school catchment

Description:

Four bedrooms, a sun-trap garden, no chain and as close to move-in ready as it gets. Honestly, the hardest part will be deciding where the sofa goes!

This four-bedroom detached David Wilson home sits on one of Norton Farm's quietest spots, a block-paved no through road where the only traffic is your neighbours. Built in 2019 and immaculately kept ever since, it delivers everything a modern family needs without asking anything of you in return.

Downstairs flows exactly the way family life needs it to. The upgraded kitchen and dining room work together for everything from a Tuesday tea to a Saturday gathering, with a utility room keeping the mess where it belongs. The lounge is your retreat at the end of the day, and there's a ground floor WC for good measure. Out back, that south westerly garden catches the afternoon and evening sun on the patio, the kind of detail you only truly appreciate once you're living somewhere.

Upstairs, four proper bedrooms, three with built-in storage already sorted. The master has its own en-suite, there's a family bathroom with bath and overhead shower, and neutral décor throughout that works with whatever you bring with you.

On the practical side, tandem driveway parking leads to a garage, and an EPC rating of B keeps those energy bills in check.



Norton Farm is where people choose to put down roots. Great schools nearby for all ages, Bromsgrove town centre within easy reach, and the M5 and M42 close enough to make the commute genuinely manageable.

You have done the scrolling. Come and see it in person and we think you will understand why we rate this one!

Details:

Entrance Hall

Guest W/C

Lounge 3.33 x 5.41 Max into bay

Dining Room 4.16 x 2.81

Kitchen 3.31 x 4.54 Max

Utility Room 1.88 x 1.94

Garage 6.15 x 3.18

First Floor Landing

Master Bedroom 4.43 x 3.43 Max

En-suite 2.45 x 1.19

Bedroom Two 3.05 x 3.53

Bedroom Three 2.45 x 2.87

Bedroom Four 2.07 x 3.45

Bathroom 2.25 x 1.87

EPC Rating: B

Council Tax Band: E (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.

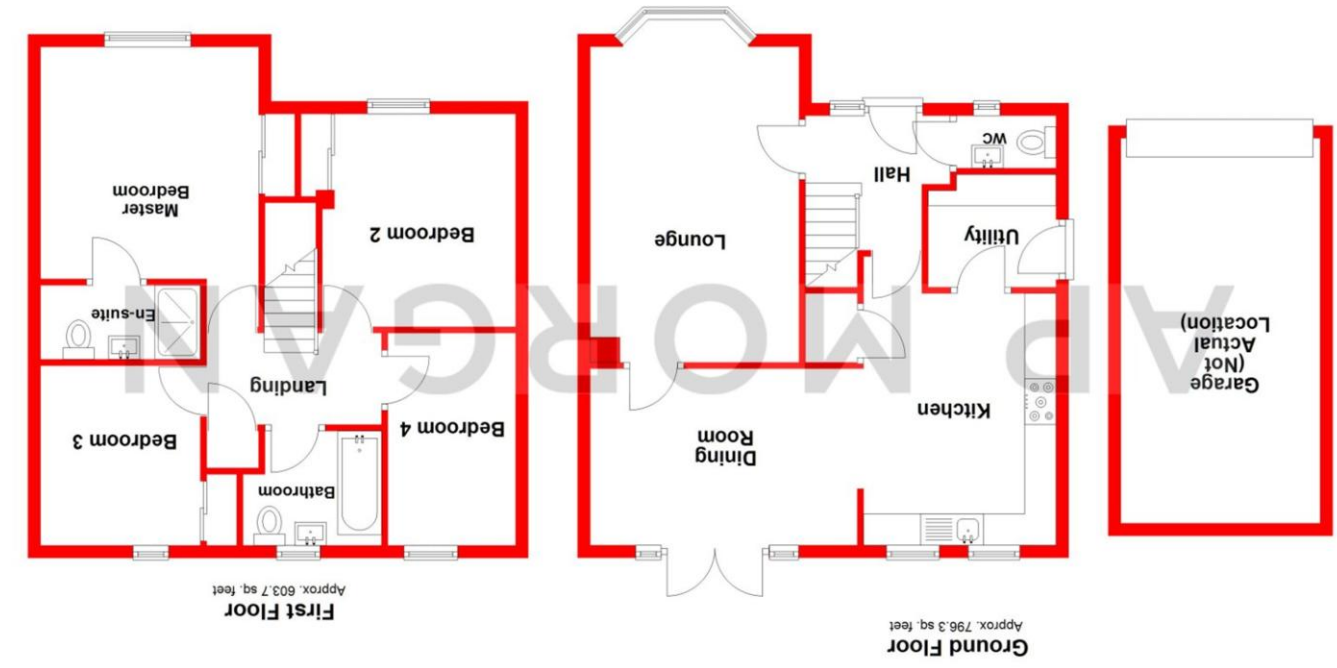
Need a solicitor?

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.

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Total area: approx. 1400.0 sq. feet