

AP MORGAN



Birmingham Road, Bromsgrove, Worcestershire
Offers Over £195,000

Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- End terraced house
- Four bedrooms
- Popular location of central Bromsgrove
- Enclosed rear garden
- Excellent potential

Description:

Are you a savvy investor or a buyer looking for something genuinely different? Birmingham Road could be exactly what you've been waiting for.

Offered for sale by Modern Method of Auction, this substantial four-bedroom semi-detached property offers exceptional versatility and real potential, all within easy walking distance of Bromsgrove town centre, local shops and supermarkets.

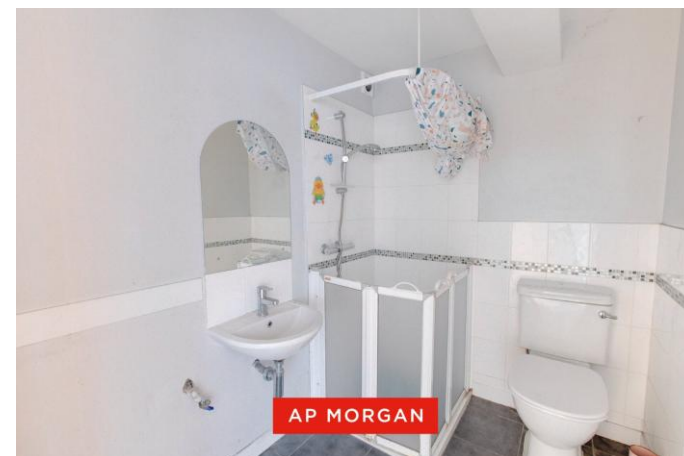
Currently arranged to provide flexible, largely self-contained accommodation across two floors, the property offers a practical layout that will appeal to investors, those looking to support multi-generational living, or buyers with the vision to reconfigure into a spacious single family home. On the ground floor you'll find a generous lounge, a well-proportioned reception room, a kitchen, a fourth bedroom and a shower room, everything needed for comfortable day-to-day living at ground level. The first floor provides three further bedrooms, including a principal bedroom with its own kitchenette, served by a family bathroom.

Outside, the property benefits from an enclosed rear garden and a concrete garage, offering useful storage potential.

With Bromsgrove town centre, its amenities and transport links all within easy reach, the location speaks for itself.

This property is being sold by AP Morgan Modern Method of Auction / Secure Sale.

Modern Method of Auction / Secure Sale is a faster and more secure way to sell or purchase a property, where the



seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties, and passed to the conveyancers once a sale has been agreed. Please contact the AP Morgan Auction / Secure Sale Team to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Auction / Secure Sale Team.

Details:

Lounge 4.73 x 4.48

Kitchen 2.18 x 2.23

Shower Room 1.69 x 2.19

Reception Room 3.44 x 2.96 Max

Bedroom Four 3.69 x 2.48 Max

First Floor Landing

Bedroom One 3.29 x 5.54 Max

Bedroom Two 3.52 x 2.55 Max

Bedroom Three 2.95 x 2.96 Max

Bathroom 1.83 x 1.80 Max

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

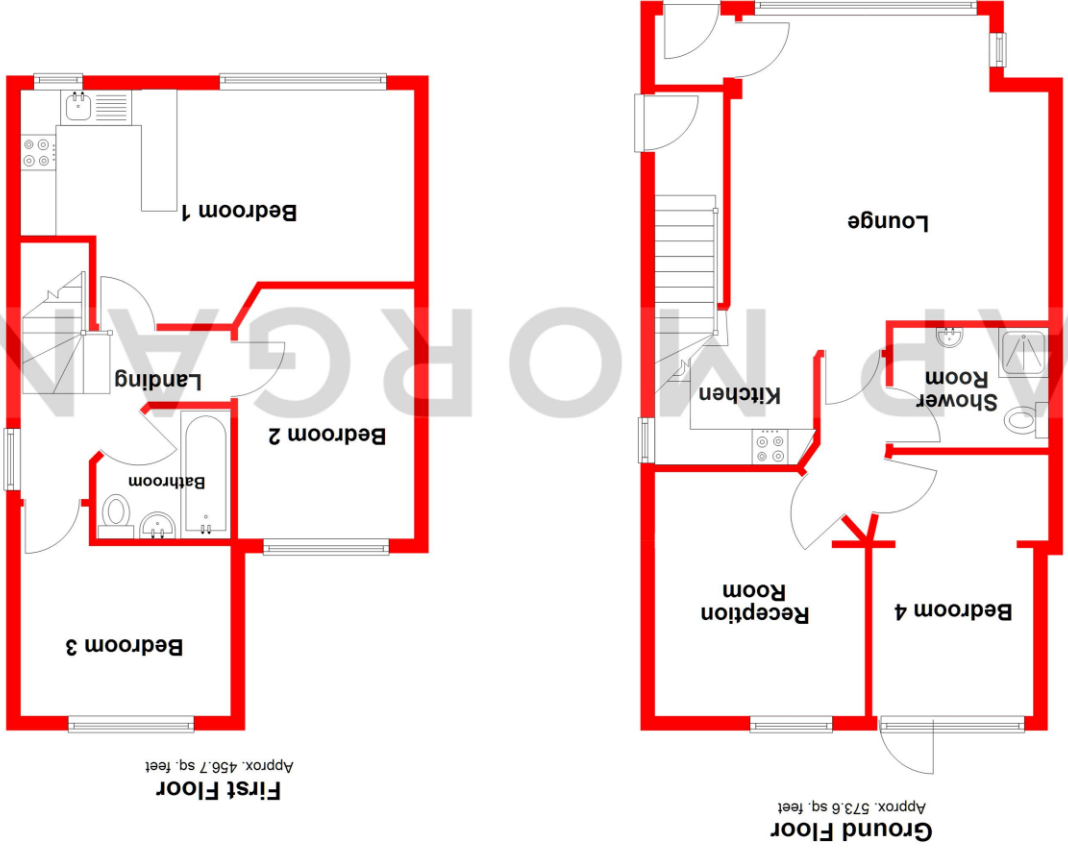
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 1030.3 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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