

**AP MORGAN**



**Willow Road, Bromsgrove, Worcestershire**  
Offers in the region of £260,000

**Features:**

- Directly opposite Sanders Park, walkable to Bromsgrove town centre
- Generous corner plot with potential to add side driveway
- Open plan lounge and dining area
- Utility and store room with plumbing, power and lighting
- Only a small shared party wall, feels and lives like a detached home
- Two brick built stores with new timber doors
- Gas fired central heating
- Low maintenance gardens front and rear

**Description:**

Almost detached, Sanders Park opposite, and a corner plot with room to grow. It's ticking boxes you didn't know you had!

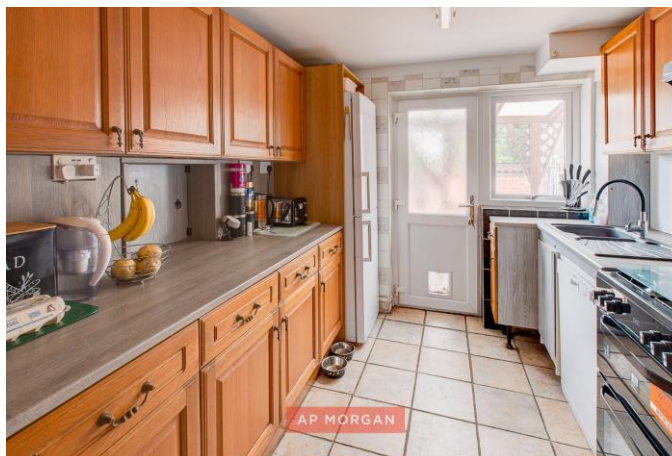
Position is everything here, and this one has it in abundance. Bromsgrove town centre is a comfortable ten minute walk away, and Sanders Park, which draws over 350,000 visitors a year, is quite literally on your doorstep. Bowling green, tennis courts and walking trails on one side of the road, your front door on the other. Sunday bandstand concerts, a summer events programme and one of Bromsgrove's best green spaces to enjoy year round.

The property itself sits on a generous corner plot, which immediately sets it apart. The wrap-around lawn offers real potential to add a driveway to the side if parking is a priority for you, and the low maintenance paved frontage to the front means less time with a mower and more time making the most of the park opposite. A pathway leads to the enclosed front porch, and there's a covered, gated store area that connects through to a utility and store room, fully fitted with plumbing, power and lighting.

Inside, the lounge and dining area flow together as one open plan space, giving you a generosity of feel that you don't always find at this level. The kitchen sits off the hall, neatly tucked away and practical without eating into your living space.

End terrace on paper, but only just. The connection to the neighbouring property is a small section of party wall, meaning you get the space, privacy and feel of a detached home without the detached price tag.

Upstairs, three bedrooms and a shower room sit off the landing, all well proportioned and making good use of the floor space.



Outside at the rear, the garden is designed to be enjoyed rather than maintained. Mainly paved for ease, with a covered veranda area off the back door and two brick built stores with new timber doors, ideal for anyone needing serious storage or a workshop space. There's even a brick built BBQ area for when summer calls.

This is a home that rewards the buyers who look at the whole picture, the plot, the potential, the location and the lifestyle right outside the front door.

**AGENT NOTE**

Please note this property is of non-standard construction, which may affect mortgage availability. Buyers are advised to check with their lender before proceeding.

**Details:**

**Porch** 1.04 x 1.98

**Hall**

**Lounge** 4.11 x 4.25 Max

**Dining Area** 3.31 x 2.14

**Kitchen** 3.17 x 2.61

**Utility/Store** 3.09 x 2.70

**First Floor Landing**

**Bedroom One** 3.60 x 4.22 Max incl wardrobes

**Bedroom Two** 2.65 x 4.22 Max

**Bedroom Three** 2.63 x 2.81 Max

**Shower Room** 1.70 x 2.42

**EPC Rating:** To be confirmed

**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?

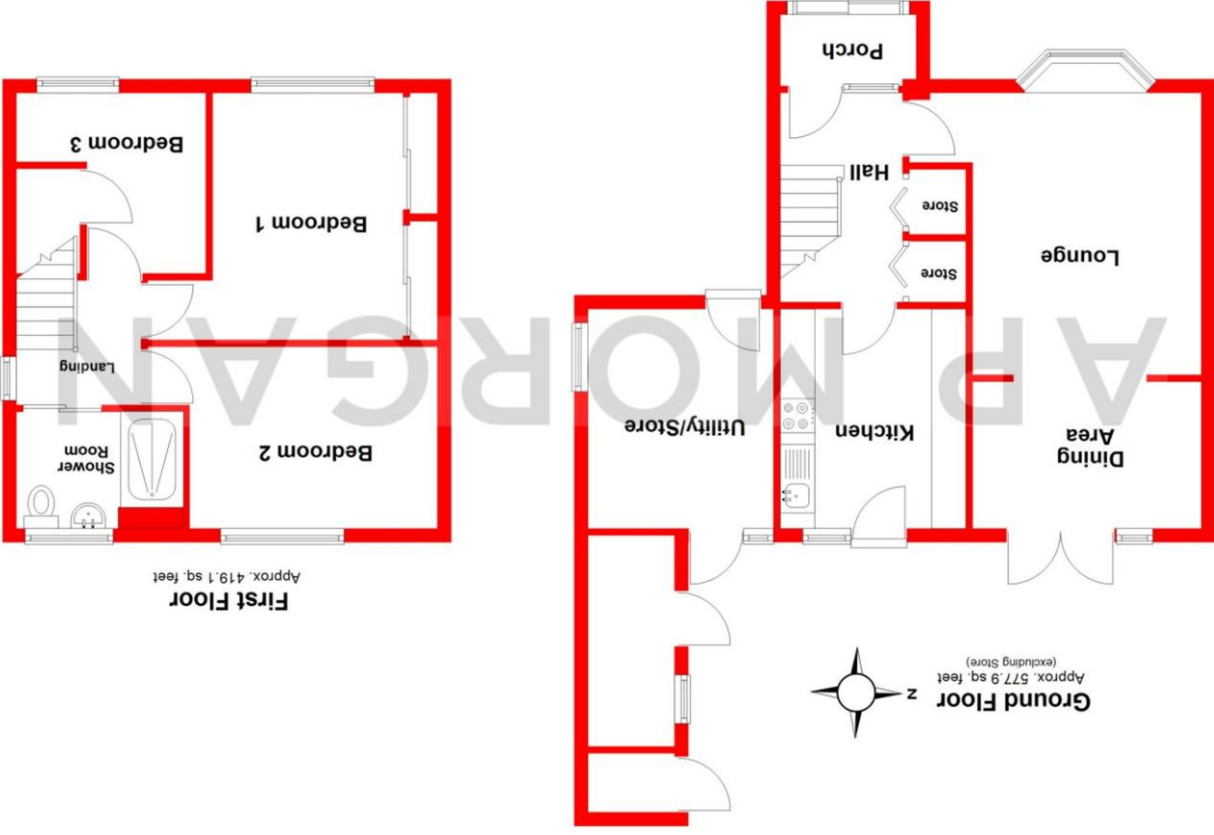
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Plan produced using Planlup.

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