



AP MORGAN

Kendal Close, Harwood Park, Bromsgrove
Offers in the region of £375,000

Features:

- Three bedroom semi-detached home at the end of a popular cul-de-sac, Harwood Park
- Impressive extended open-plan kitchen/dining room, ideal for entertaining
- Utility conservatory adding valuable everyday living space
- Generous end plot with no neighbours to one side
- Off-road parking for multiple cars plus integral garage
- Private, well-presented rear garden, a real summer sun trap
- Scope to extend further over the garage, subject to planning permission
- Within easy reach of Finstall First School

Description:

This is the one where everyone ends up in the kitchen!

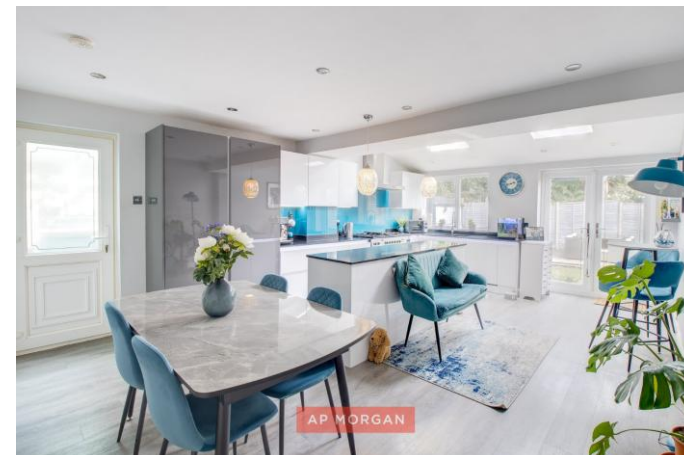
Set at the end of a popular cul-de-sac on the Harwood Park development in Bromsgrove, this three bedroom semi-detached home has been thoughtfully extended to create a genuinely sociable open-plan kitchen and dining space at its heart. Sitting on a generous end plot with no neighbours to one side, it offers off-road parking for multiple cars and a private, well-kept rear garden. Offers over £375,000.

We asked them what made them buy it...

"It's such a homely family home, friendly right from the doorstep. We loved the feel of the neighbourhood straight away, it's the kind of place where people know each other. The size of the plot won us over too, being at the end really gives you that sense of privacy. It's been a brilliant place to raise our family."

What about the house itself?

"For us it was always the kitchen and diner. It's a big, multifunctional space and honestly it's where we live, cooking, eating, catching up at the end of the day. We've hosted every Christmas in there, and in summer we throw the doors open onto the garden, it just works for entertaining. Over the years we've redecorated throughout, replastered, put new carpets upstairs, so everything feels fresh. Mornings with a coffee in the lounge, long summer afternoons out in the garden, we've loved every bit of it. If you love hosting, this house is a dream."



Our agents say...

If you've got school-age children, this location is worth paying close attention to. It sits within easy reach of Finstall First School, which for a lot of families here is the number one box to tick, and this is about as good a spot as you'll find for it. Nearby Aston Fields is worth a mention too, home to local favourites Banners and Ascotts Bar & Kitchen, both popular with the current owners. The extended kitchen and dining space is the standout, big enough for a full family Christmas or a casual weekend with friends, with a utility conservatory off the back adding useful everyday space too. There's real scope to extend further over the garage, subject to the usual planning permissions, for anyone wanting to add even more down the line. Add in the generous frontage with parking for multiple cars, the integral garage, and a private garden that's a real sun trap in summer, and you've got a home that works hard for family life. Get in touch today and let us show you around.

Details:

Entrance Hall

Lounge 4.62 x 3.65

Kitchen/Dining Room 6.16 x 4.59

Utility Conservatory 3.18 x 2.45

Garage 5.36 x 2.65

First Floor Landing

Bedroom One 3.97 x 2.56

Bedroom Two 3.73 x 2.71

Bedroom Three 2.97 x 1.97

Bathroom 2.30 x 1.93 Max

EPC Rating: C

Council Tax Band: C (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?

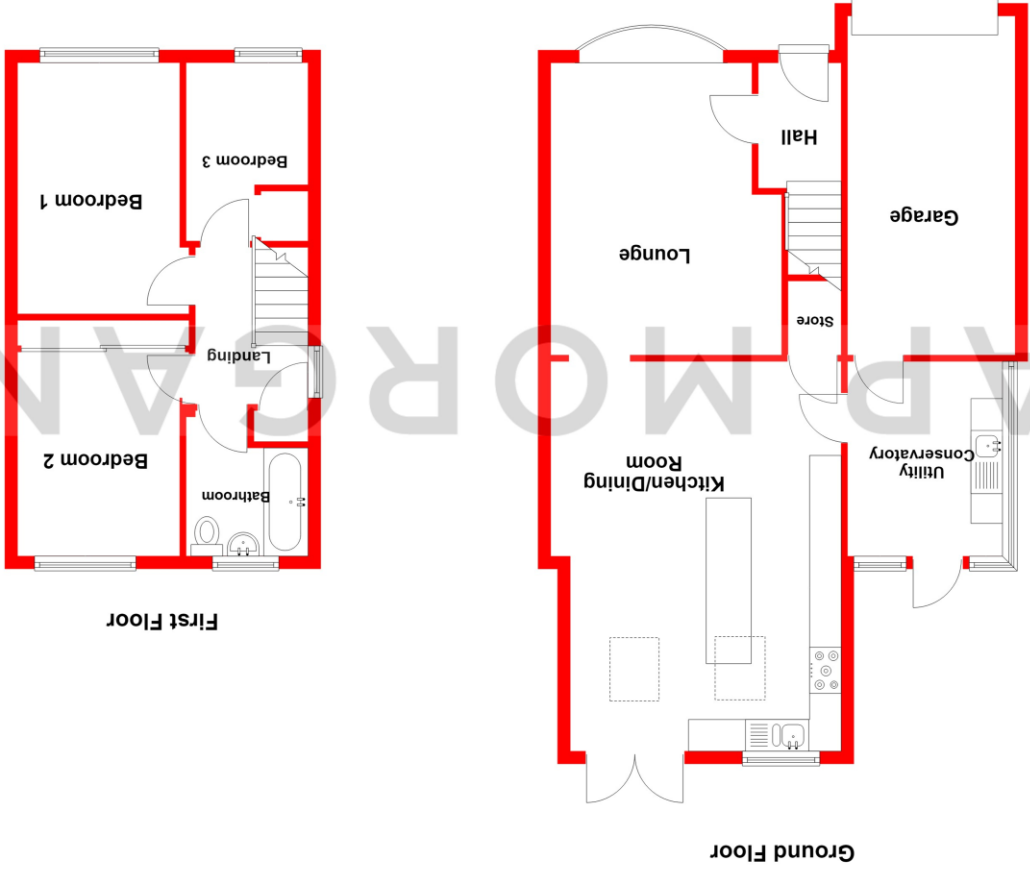
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 Planip.

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 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.