

AP MORGAN



Stourbridge Road, Bromsgrove, Worcestershire
Guide Price £350,000

Features:

- Family owned since the 1930s
- Over 1,760 sq ft across two floors
- Three double bedrooms plus a generous single
- Fully boarded loft with pull-down ladder and lighting
- South-west facing rear garden with summerhouse, greenhouse and workshop
- Separate lounge and dining area
- Garage with laundry plumbing and independent front and rear access
- Excellent potential to modernise throughout

Description:

Since the 1930s, only one family has called this home. Could yours be next?

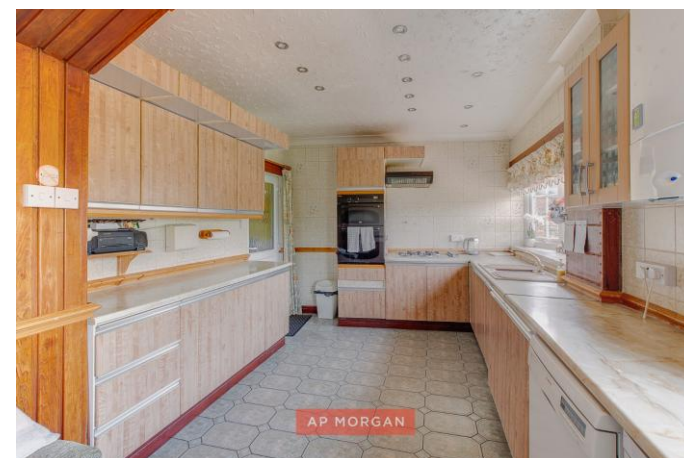
For the first time in almost a hundred years, it's ready for a new family to make it their own and what a foundation to build on.

Extended to the side, the layout gives you over 1,760 square feet across two floors. On the ground floor you have an open plan lounge and dining room that works brilliantly as a social space, with a generous separate kitchen alongside it. Upstairs there are three double bedrooms and a good-sized single, giving real flexibility as your needs change over time.

The loft deserves a mention. Fully boarded across the entire width of the house, with a pull-down ladder and fitted lighting already in place, this is a blank canvas that will have your mind running the moment you see it.

Outside, the south-west facing rear garden has been well loved over the decades. A block-paved patio leads you through established planting, shrubs and flowers, past a greenhouse, and on to a second patio at the far end where you'll find a summerhouse and a substantial timber shed and workshop, wired with power sockets and lighting. The kind of outdoor space that suits weekend projects and lazy afternoons in equal measure.

The garage is a good size with fitted units inside and space and plumbing already set up for laundry, with access to both



the front of the property and the rear garden without needing to walk through the house.

As for the location, Stourbridge Road sits close to the heart of Bromsgrove town centre, with its shops, restaurants and leisure facilities all within easy reach. For families with education front of mind, Bromsgrove School on Worcester Road is one of Britain's oldest independent schools, founded in 1553, and offers co-educational day and boarding from age 2 through to 18. It regularly features in the top 20 co-ed boarding schools for A-levels and posts impressive IB Diploma results. For commuters, Birmingham New Street is around 20 minutes by train, and the town sits at the intersection of the M5 and M42, making it straightforward to reach Birmingham, Worcester and beyond by road. Wikipedia + 2

Properties with this much space, this much potential and this kind of genuine history don't come around often. Get in touch with us today and we'll show you everything this home has to offer.

Details:

- Porch 1.24 x 1.94
- Hall
- Open plan Lounge/Dining Room 8.05 x 3.45 Max
- Kitchen 3.09 x 5.65 Max
- Garage 6.19 x 4.38 Max
- First Floor Landing
- Bedroom One 4.84 x 4.30 Max
- Bedroom Two 4.11 x 3.43 Max incl wardrobes
- Bedroom Three 3.45 x 3.77 Max
- Bedroom Four 2.69 x 2.65
- Bathroom 3.10 x 3.39 Max
- W/C 1.18 x 1.83

EPC Rating: D

Council Tax Band: D (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?

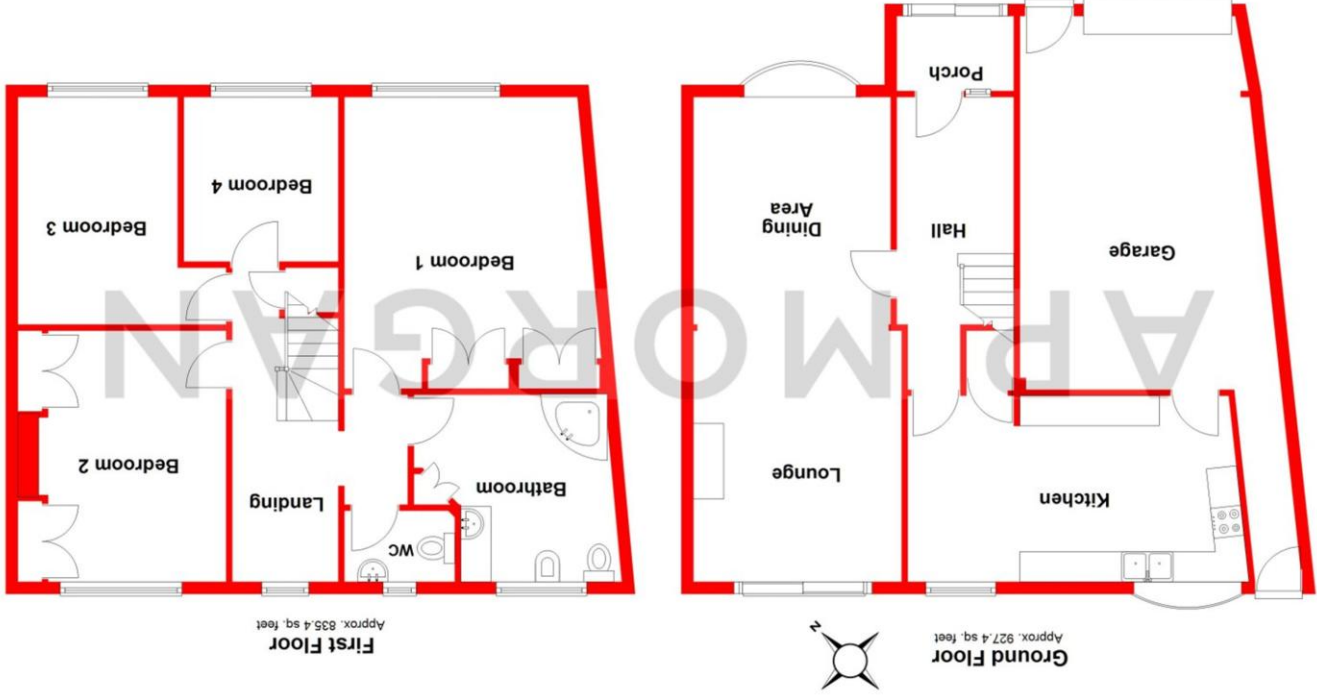
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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