

**AP MORGAN**



**Brecon Avenue, Bromsgrove, Worcestershire**  
Asking Price £300,000

### Features:

- Three bedrooms with generous landing
- South-westerly garden backing onto open greenspace
- Lounge with feature fireplace flowing into conservatory
- Flexible dining room with large store cupboard
- Rear-facing kitchen overlooking the garden
- Driveway with parking for multiple vehicles
- Side access connecting front and rear
- Quiet cul-de-sac location on the outskirts of Bromsgrove

### Description:

The garden backs onto open greenspace, the sun hits it all afternoon and the inside is bigger than you think. Call us to arrange your viewing!

From the moment you step through the front door, the entrance hall tells you this isn't your average three-bed semi. It's a proper welcome, with space to breathe rather than the usual bottleneck.

The lounge sits at the heart of the home and flows through into the conservatory, which opens out to the rear garden. It's a layout that works beautifully in the warmer months when inside and outside blur into one.

The kitchen is positioned at the rear of the house, which means you're cooking with a view of the garden rather than watching the street. The dining room offers real flexibility too. Whether you use it as a dedicated dining space or a second sitting room for those nights when the family needs a bit of space, it works either way. There's a generous store cupboard in here as well.

Upstairs, three well-proportioned bedrooms sit off a landing that actually has some substance to it. An airing cupboard, enough room to move around, and a bathroom that serves the floor properly.

Outside, the rear garden faces south-westerly so you're catching the afternoon and evening sun at their best. Paved pathway, lawn, well-stocked planted borders and side access to the front. At the back, the fence line opens onto open



greenspace, giving you a sense of outlook and breathing room that money genuinely can't add to a landlocked plot.

The location sits on the outskirts of Bromsgrove, in a quiet cul-de-sac with the town's amenities, schools, the Clent and Lickey Hills, and the motorway network all within easy reach. A calm base with everything close enough to matter.

**Details:**

**Porch** 1.50 x 0.94

**Entrance Hall** 3.28 x 2.44

**Guest W/C** 1.69 x 0.84

**Dining Room** 5.07 x 2.56 Max

**Lounge** 4.87 x 2.99

**Conservatory** 1.64 x 2.91

**Kitchen** 3.79 x 1.99

**First Floor Landing**

**Bedroom One** 4.06 x 2.98

**Bedroom Two** 4.14 x 2.33

**Bedroom Three** 3.14 x 2.05

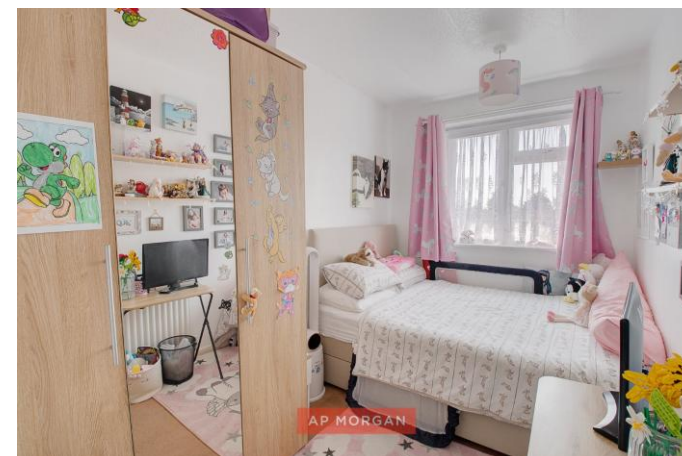
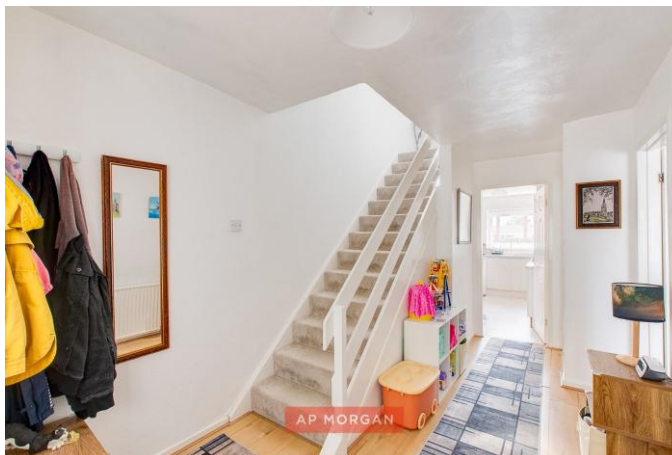
**Bathroom** 1.70 x 2.70 Max

**EPC Rating:** D

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

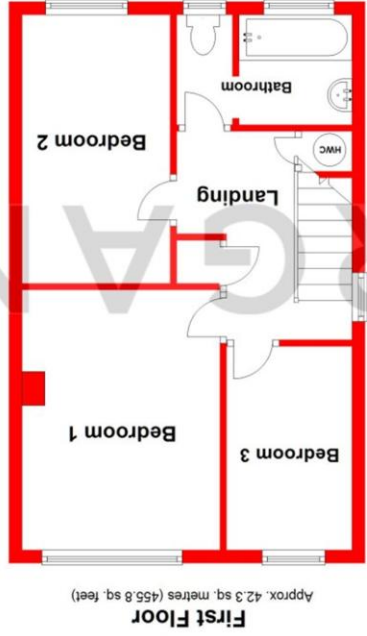
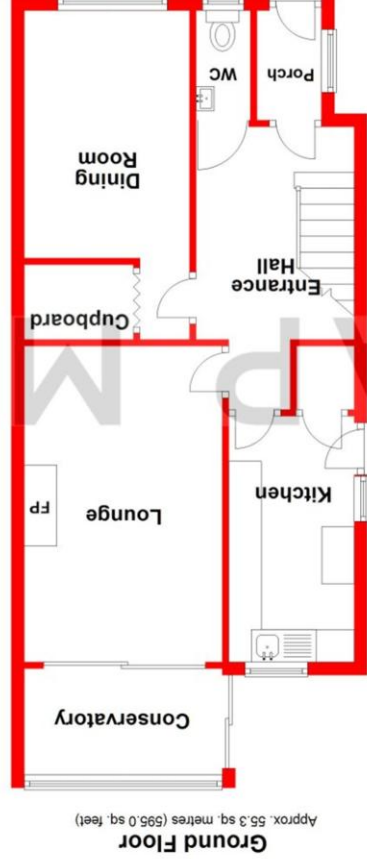
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 97.6 sq. metres (1050.7 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 Planlup.

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