

AP MORGAN



Buckfast Close, Bromsgrove, Worcestershire
Asking Price £220,000

Features:

- Split-level layout across four floors
- Three bedrooms and shower room
- Separate lounge, kitchen and dining room
- Conservatory opening onto enclosed rear garden
- Integral garage with conversion potential (subject to permissions)
- Driveway with off-road parking
- Quiet no through road
- Within easy reach of Sanders Park, local schools and Bromsgrove town centre

Description:

If you've been looking at the same layout over and over and wondering if there's anything a bit different out there, you've just found it!

The split-level design is what sets this home apart. Rather than everything sitting on two floors, the space unfolds across four levels, with the lounge, kitchen, dining room and conservatory each occupying their own floor as you move through the house. It creates a natural separation between living spaces that you rarely get at this price point. The conservatory opens straight out onto a good-sized enclosed rear garden, perfect for outdoor dining, kids, or just making the most of a sunny afternoon.

Three bedrooms and a shower room sit across the upper floors. Out front, a driveway and integral garage handle parking comfortably, and the garage is well worth a closer look if adding extra living space is on your radar further down the line, subject to permissions.

Sanders Park is nearby, the local schools are well regarded, and Bromsgrove town centre and the train station are both an easy distance away. The road itself is a no through road, so it stays as quiet as you'd want it to.

A split-level layout like this one genuinely needs to be walked through to be fully appreciated. Call us now to arrange your viewing.



Details:

Porch

Hall

Lounge 4.39 x 3.40

Dining Room 3.02 x 2.96

Kitchen 3.02 x 2.13

Conservatory 2.41 x 4.44

Split Level Landing

Bedroom One 4.37 x 3.43 Max incl wardrobes

Bedroom Two 3.02 x 2.76

Bedroom Three 2.56 x 2.33

Shower Room 1.64 x 2.35

Garage 5.09 x 2.59



EPC Rating: To be confirmed

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?

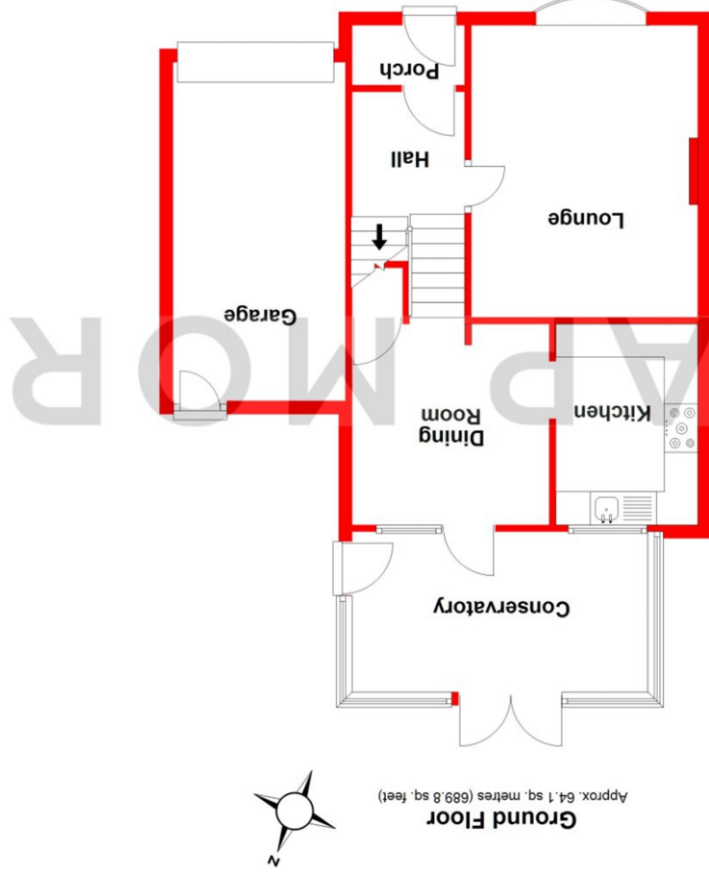
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

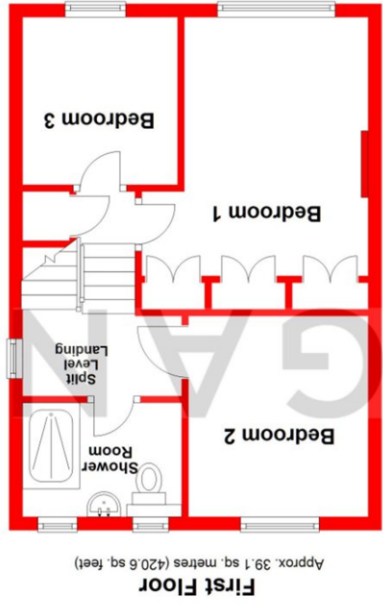
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Ground Floor
Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.6 sq. feet)

Total area: approx. 103.2 sq. metres (1110.4 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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