

AP MORGAN



Wendron Close, Bromsgrove, Worcestershire
Asking Price £350,000

Features:

- Beautifully presented three-bedroom semi in a quiet cul-de-sac
- South-facing rear garden with paved seating area and mature damson tree
- Spacious conservatory opening from the dining area via double doors
- Bespoke shutters and coal-effect gas fire to the bay-fronted lounge
- Integral garage with separate utility room
- Modern ground floor shower room plus family bathroom
- Driveway with potential to extend for further parking
- Five-minute walk to Finstall First School, under a mile to Aston Fields

Description:

Quiet cul-de-sac, generous garden, and five minutes from Finstall First School. What more do you need?

Tucked away in a quiet cul-de-sac on the edge of Bromsgrove, this beautifully presented three-bedroom semi has been a genuinely happy family home for years, and it shows. Bright, sociable living space downstairs flows out to a south-facing garden, while a fitted garage, utility room and driveway take care of the practical side of life. It's the kind of house that just works.

We asked them what made them buy it...

"We loved the space the property offered from the very first viewing, the downstairs gave us so much room to grow into as a family. It's in a cul-de-sac, so it's always felt really quiet, and the garden size was a big draw too. Our neighbours are the best, everyone looks out for each other here. Even on bin day, someone always puts ours back down the drive for us if we're at work. Our children have always been able to play safely out the front with the neighbours' kids. It's just been a lovely place to raise our boys."

What about the house itself?

"The thing we've never stopped loving is how the downstairs flows, and how bright it feels. It's felt like home from the very first day. We've updated both bathrooms so they're modern, and freshened everything up with new paint throughout. In summer the kids are constantly in and out through the conservatory into the garden, and in winter we've got Christmas trees in both the living room and the conservatory, it makes the whole house feel festive. Honestly, we'd stay for years longer if our circumstances allowed it."

Our agents say...

This one's easy to fall for. The lounge has bespoke fitted shutters to the bay window and a coal-effect gas fire, opening through to the dining area and, via double doors, into a spacious conservatory overlooking the garden, a brilliant spot for family life whatever the season. The kitchen is well equipped with an integrated oven, grill, gas hob and dishwasher, and there's a separate utility room linking through to the garage. A modern ground floor shower room adds real flexibility alongside the family bathroom upstairs.



Outside, the south-facing rear garden has a paved seating area, a good-sized lawn and a mature, fruit-bearing damson tree, genuinely not to be overlooked. The block-paved driveway is generous, with potential to extend for further parking.

It's a five-minute walk to Finstall First School, and Aston Fields is under a mile away with its independent bars, restaurants and train station running into Birmingham city centre. Motorway links via the M5 and M42 make commuting straightforward too.

This is a family home that's been genuinely well looked after, and it's ready to move into and enjoy. Get in touch today and we'll show you everything it has to offer.

Details:

Porch 1.20 x 1.94

Entrance Hall

Lounge 3.99 x 4.13 Max incl bay

Dining Room 2.45 x 2.99

Conservatory 3.28 x 2.94

Kitchen 2.92 x 2.94

Utility Room 3.74 x 2.41 Max

Ground Floor Shower Room 1.64 x 1.52

Garage 4.53 x 2.55

First Floor Landing

Bedroom One 2.92 x 3.90

Bedroom Two 3.07 x 3.90 Max

Bedroom Three 2.13 x 2.99

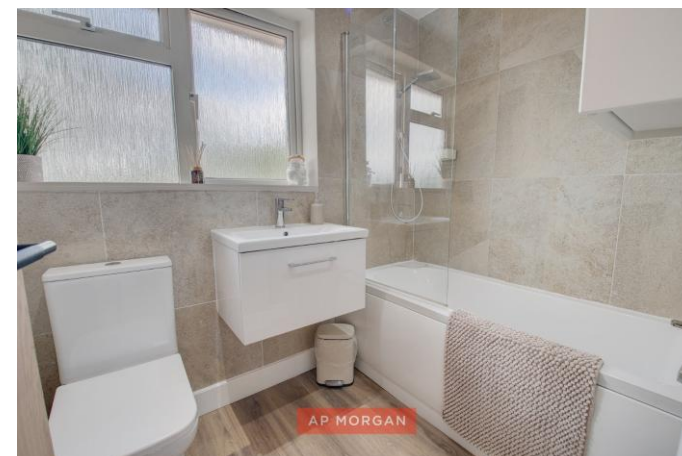
Bathroom 1.58 x 2.10 Max

EPC Rating: E

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.

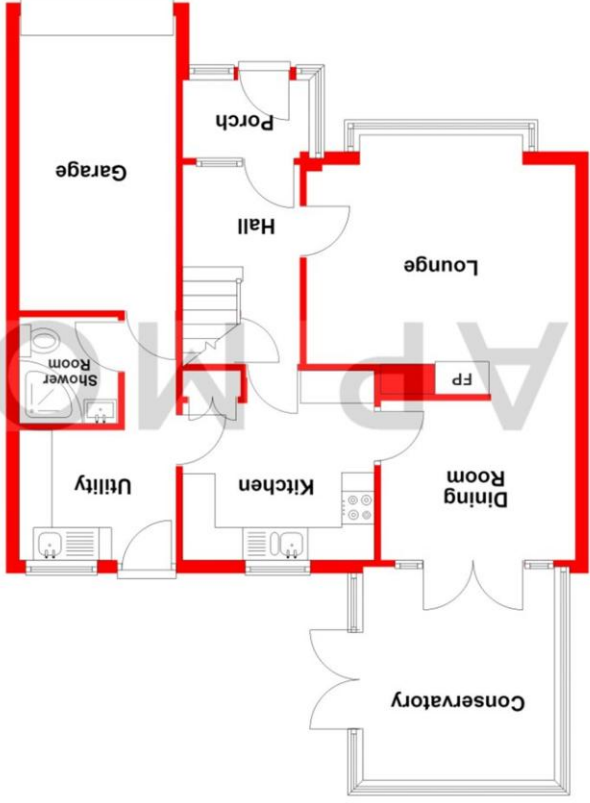
Need a solicitor?

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.

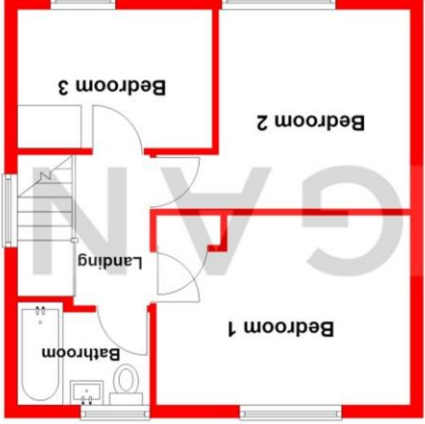
Identity Checks

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



First Floor



Total area: approx. 1162.9 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 Planipz.

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