

AP MORGAN



Hill Lane, Bromsgrove, Worcestershire
Offers in the region of £199,950

Features:

- No onward chain
- Allocated off road parking
- Walking distance to Bromsgrove town centre
- Two double bedrooms
- Open plan lounge/diner
- Fitted kitchen with built in oven and hob
- Tiered rear garden
- Ideal first time buy or investment

Description:

Two bedrooms, no chain, and Bromsgrove town centre on your doorstep!

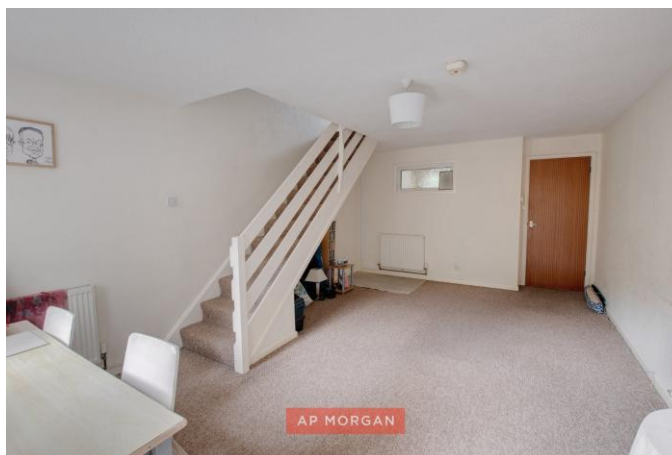
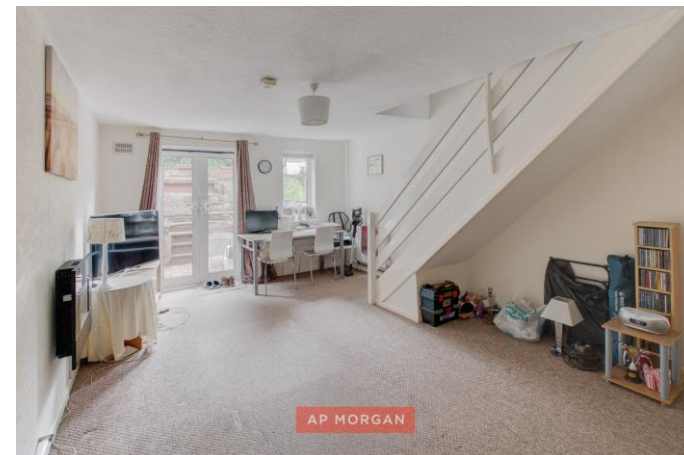
If you've been waiting for the right first home or the right addition to a portfolio, this is worth a look. Tucked just off the centre of Bromsgrove, you're within walking distance of the high street, its shops, restaurants and everyday essentials, and there's no onward chain to hold things up.

You're welcomed in through an enclosed porch, useful for keeping coats and shoes out of the way, before the hallway leads you through to the kitchen and on into a bright, open plan lounge/diner that runs the depth of the house. It's a space that works whether you're settling in for the evening or hosting friends, with enough room to configure as you like. The kitchen itself is a practical fit, with a built in oven and hob already in place.

Upstairs, two well proportioned bedrooms sit either side of the landing, served by a family bathroom and a handy airing cupboard for extra storage. Both rooms give you genuine flexibility, whether that's a second bedroom or a home office.

Outside, a tiered garden to the rear gives you a bit of structure and privacy without demanding constant upkeep. Furthermore there is allocated off road parking nearby.

This one ticks the boxes that matter for a first purchase or a buy to let: location, low maintenance, and a vendor ready to move. Call us now to arrange your viewing!



Details:

Porch

Hall

Kitchen 2.16 x 2.59

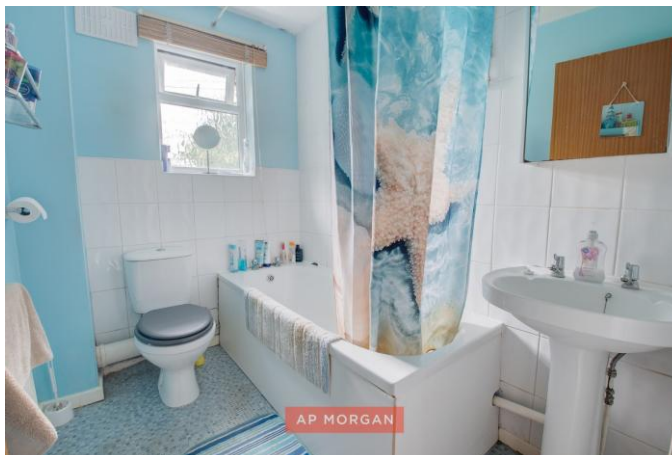
Lounge/Diner 6.04 x 3.70 Max

First Floor Landing

Bedroom One 3.96 x 3.70 Max incl wardrobes

Bedroom Two 3.16 x 2.02 Max

Bathroom 2.26 x 1.63



EPC Rating: D

Council Tax Band: B (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

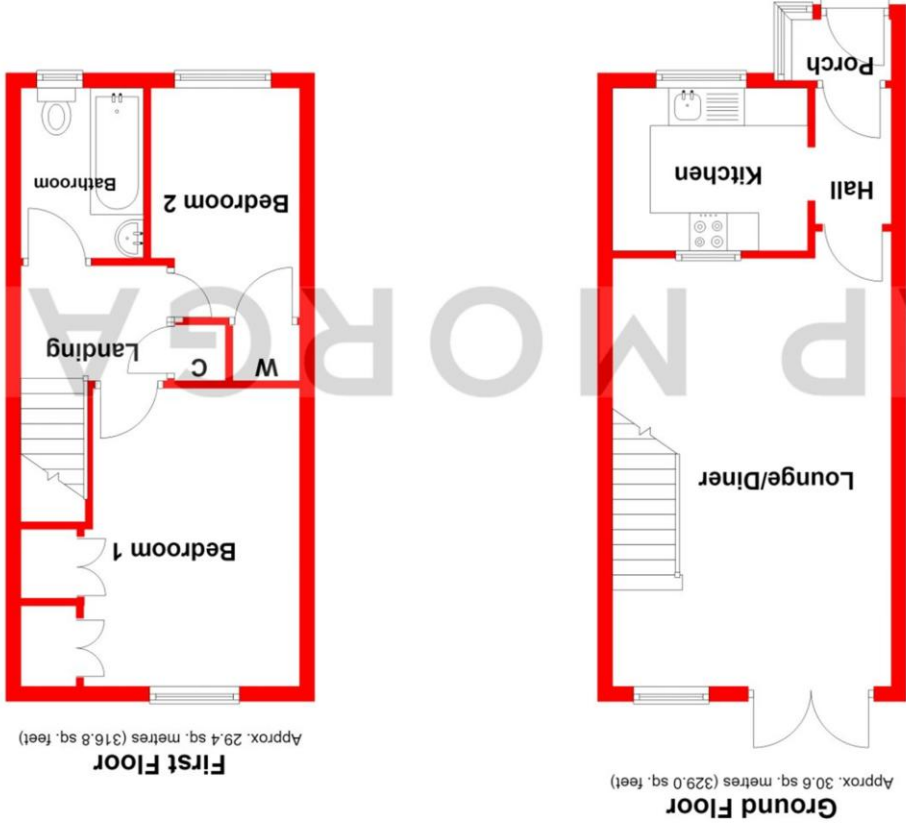
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 60.0 sq. metres (645.8 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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