



**AP MORGAN**

**Alcester Road, Tutnall, Bromsgrove**  
Offers Over £400,000

**Features:**

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Five bedrooms across two floors, including two on the ground floor
- Generous wrap-around plot with sweeping driveway
- Single-storey extension already in place
- Significant further potential, subject to planning
- Ground floor shower room
- Lounge with fireplace
- Kitchen/diner with dedicated pantry

**Description:**

This Property is Being sold by AP Morgan Modern Method Auction. Tutnall address. Five bedrooms. A canvas with real potential, in one of Bromsgrove's most quietly coveted locations.

Set on a no through road on the semi-rural fringes of Tutnall and Finstall, this five-bedroom semi-detached home sits within a generous wrap-around plot with a sweeping driveway approach that immediately signals the scale of what's on offer. A single-storey extension has already been added, and with planning permission subject to the usual consents, the scope to do significantly more is clear from the footprint and the plot alone.

Inside, the layout is flexible and well spread across two floors. The ground floor delivers a spacious lounge with open fireplace, a kitchen/diner, a dedicated pantry, a shower room, and two ground floor bedrooms, giving this home real versatility for multigenerational living or those who want bedroom-level access without the stairs. Three further bedrooms and a family bathroom sit on the first floor.

The setting adds another dimension entirely. Tutnall sits within a civil parish that has more than fifty Grade II listed buildings within its boundaries, with neighbouring landmarks including the historic Tutnall Hall and Finstall House, both listed on the National Heritage List for England. This is a location with genuine character, and the Alcester Road position puts everyday amenities and Bromsgrove town centre within easy reach while keeping that semi-rural sense of distance.

For buyers looking to put their stamp on a home in the right location, this is the kind of opportunity worth moving quickly on.



Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

#### Details:

Entrance Hall

Lounge 4.41 x 6.55 Max

Kitchen/Diner 4.88 x 5.41 Max

Bedroom Three 2.55 x 3.81 Max

Bedroom Four 2.09 x 3.81

Shower Room 1.54 x 1.90

First Floor Landing

Bedroom One 3.34 x 3.19

Bedroom Two 3.34 x 3.31 Max

Bedroom Five 2.42 x 2.38

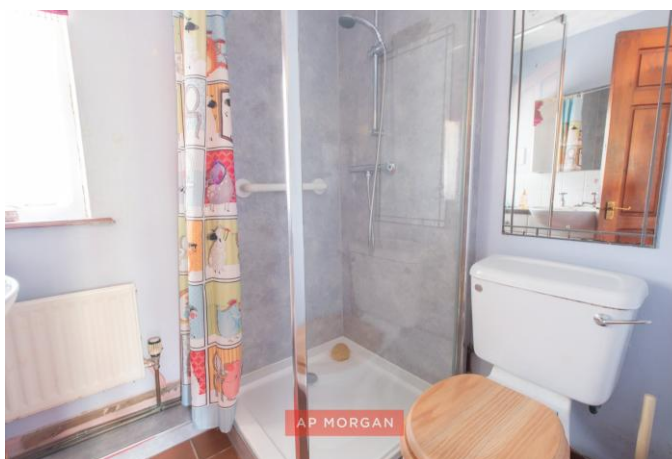
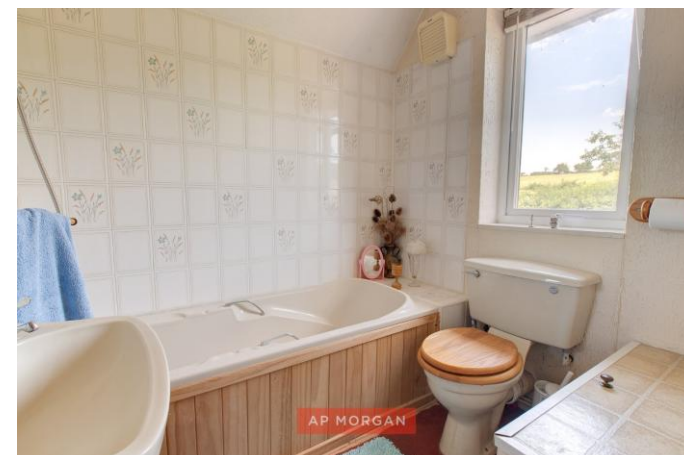
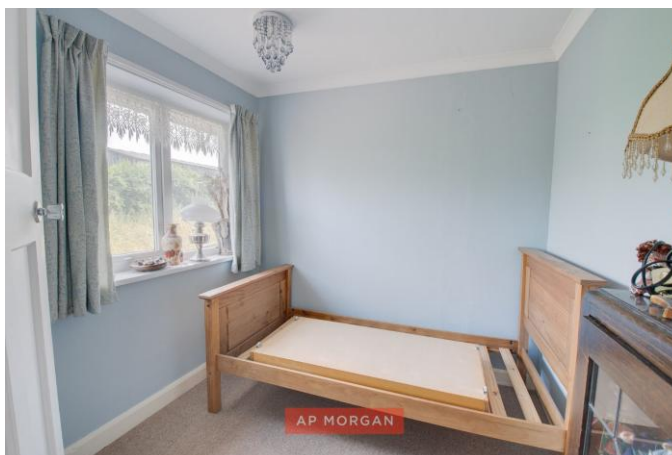
Bathroom 1.97 x 2.23 Max

EPC Rating: D

Council Tax Band: E (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?

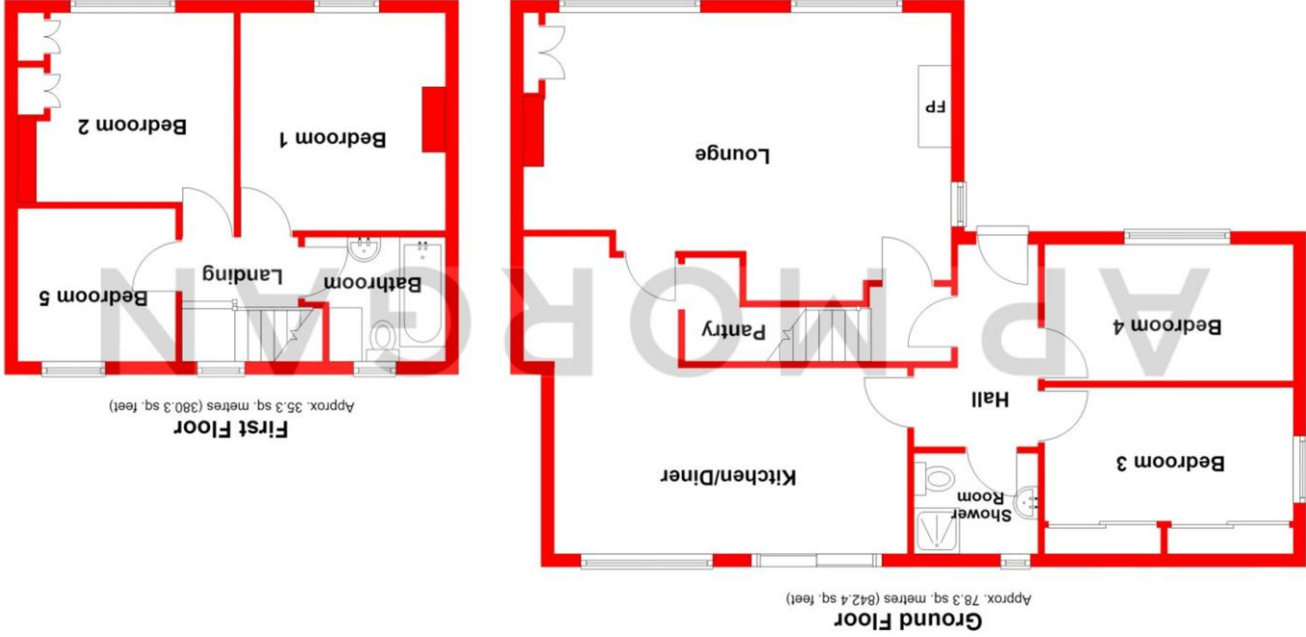
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 113.6 sq. metres (1222.7 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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