

AP MORGAN



Maund Close, Bromsgrove

Asking Price £230,000

Features:

- Three-bedroom semi on a generous corner plot with lawns to front and rear
- Significant extension and improvement potential STPP
- Dual-aspect lounge with separate dining room and connecting archway
- Two double bedrooms and a good-sized single
- Brick-built outbuilding to the rear with WC
- Close to Bromsgrove town centre, rail station, and M5 (J5)
- Mains gas central heating
- UPVC porch to front entrance

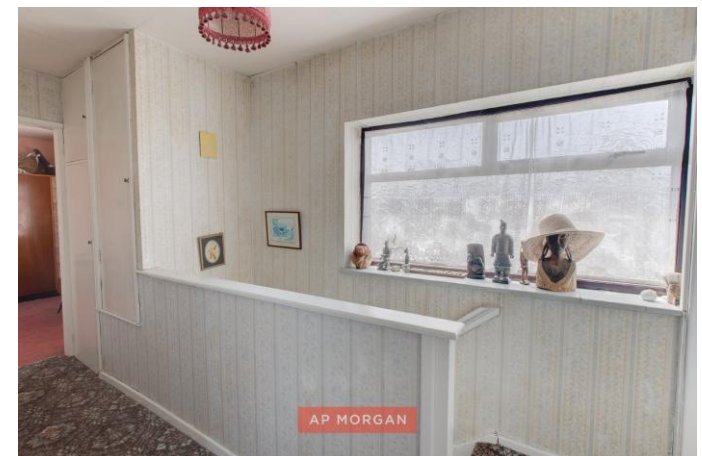
Description:

If you're looking for a project that gives you real room to work with, this one deserves a look!

Positioned on a generous corner plot with lawns to the front and rear enclosed by mature hedgerows, this three-bedroom semi in Charford offers space and scope that's hard to find at this price point. Whether you're a first-time buyer ready to put your stamp on a place, or someone with a clear idea of what a home could become, there's plenty here to get started with.

Inside, the ground floor gives you more to work with than you might expect from the outside. The lounge runs dual-aspect, pulling light from two directions, and connects through an archway into a separate dining room, giving the ground floor a more open feel without any structural work required. The kitchen sits alongside, and a ground-floor bathroom adds useful practicality to the day-to-day. Upstairs you'll find two comfortable doubles and a good-sized single, with a further WC on the first floor landing.

Outside, the plot continues to impress. To the rear sits a brick-built outbuilding with its own WC, a useful structure that could serve as storage today or lend itself to something more in time. The corner plot positioning also opens up genuine extension potential, subject to planning.



The location puts you within easy reach of Bromsgrove town centre and its range of shops, leisure facilities, and everyday amenities.

Bromsgrove rail station is around a mile and a half away with regular services into Birmingham, and the M5 at Junction 5 keeps road connections well covered for commuters heading towards Birmingham or Worcester. Local schools serve the Charford area, and the practical needs of family life are well catered for.

If you're prepared to invest some time and energy, this is a solid platform to build something genuinely worthwhile. Call AP Morgan today to arrange your viewing.

Details:

Porch

Entrance Hall

Lounge 4.56 x 2.95

Dining Room 2.54 x 2.77

Kitchen 2.73 x 2.98

Bathroom 1.66 x 1.73

First Floor Landing

Bedroom One 4.49 x 3.15

Bedroom Two 3.57 x 3.00

Bedroom Three 2.60 x 2.75 Max

W/C

EPC Rating: To be confirmed

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 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?

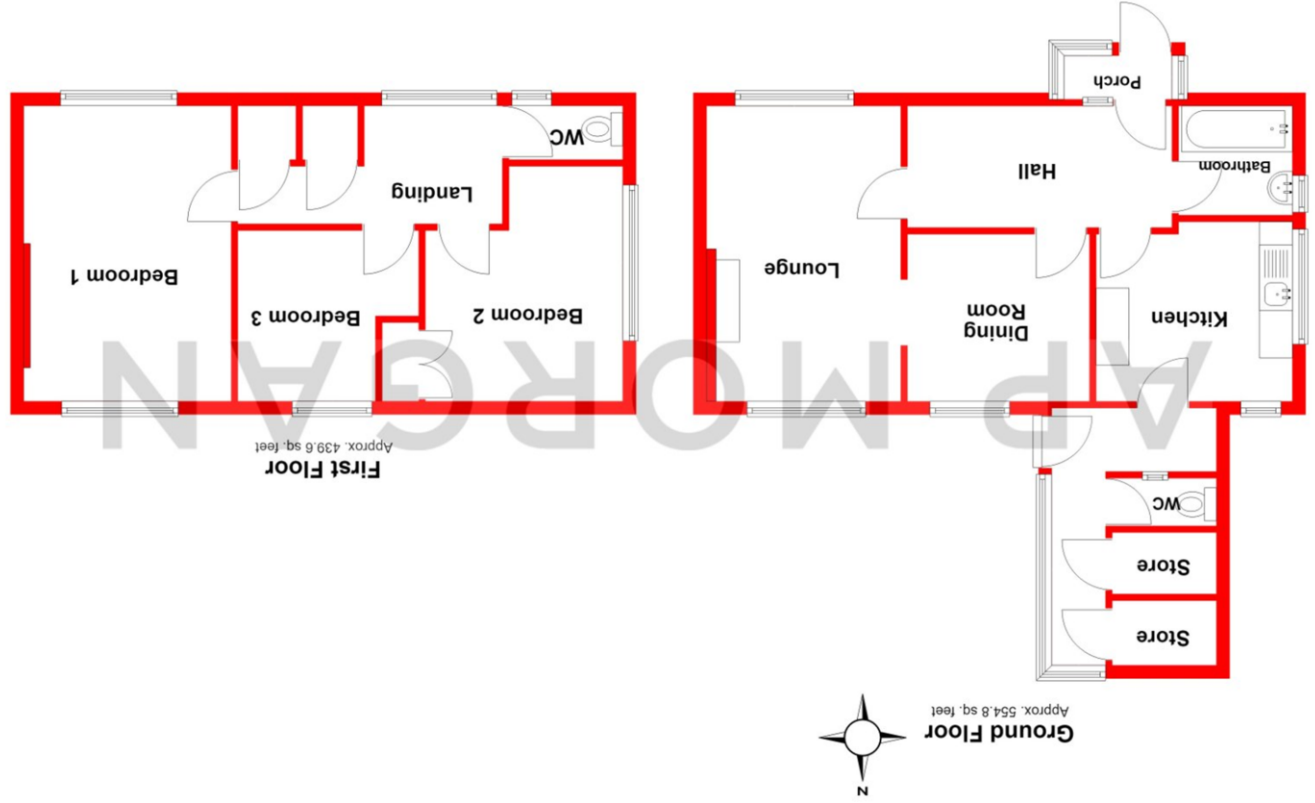
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.