

AP MORGAN



Coniston Close, Harwood Park, Bromsgrove
Offers in the region of £325,000

Features:

- Desirable cul-de-sac location
- Generous plot with scope to extend (subject to planning permission)
- Walking distance to the well-regarded Finstall First School
- Large utility room with ground floor WC
- Beautifully maintained rear garden with patio, lawn, planted beds, and a separate seating area
- Side access gate to the front
- Ample off-road parking with a lawned foregarden
- Bedroom two hardwired for super-fast internet

Description:

GUIDE PRICE £325,000 - £335,000

Same family. One address. A whole lifetime of memories. Now ready for its next chapter.

Tucked away on a quiet no-through road in Harwood Park, this three-bedroom detached home has been owned by the same family since it was built. That's not something you see very often, and it tells you everything about the kind of home this is. Set on a generous plot with a private, tree-lined outlook to the rear, a garage, and a large utility with ground floor WC, it's the sort of house that's been quietly getting on with family life for years, and is now ready to do the same for someone new.

A home with real history

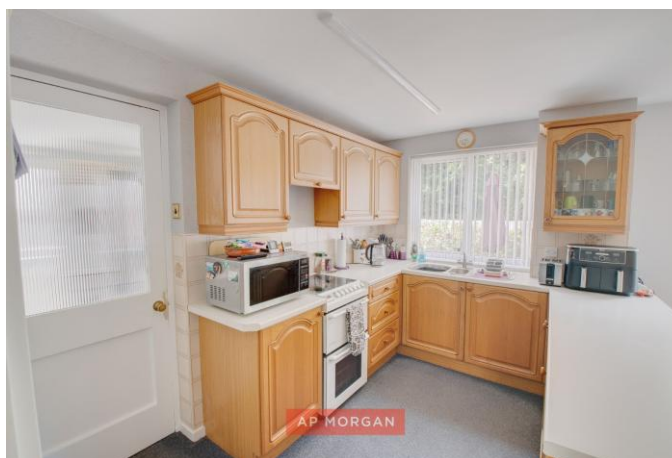
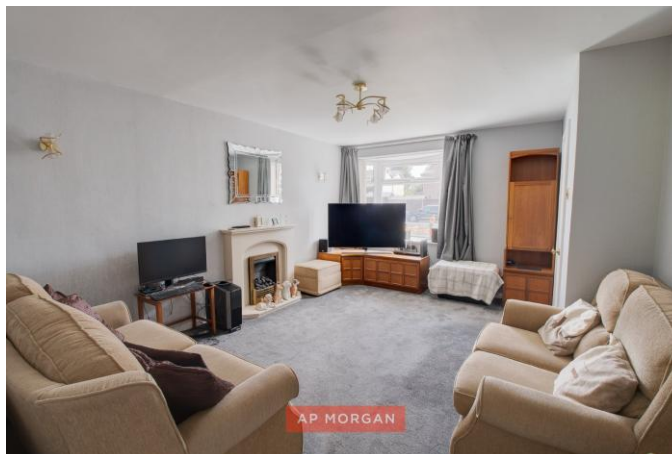
This isn't a house that's passed through a string of owners. It's been loved by one family from the very start, and it shows in the little things: a garden that's been tended and grown into over the years, a layout that's worked hard for family life, and a plot with genuine scope to do even more with it. Homes like this, that have never really been "on the market" before, tend to have a different feel to them. Buyers often say they can sense it the moment they walk in.

Our agents say...

If you've got school-age children, this one's worth paying attention to. It sits within easy reach of the well-regarded Finstall First School, which for a lot of families in this area is the number one box to tick, and this is about as good a location as you'll find for it.

The plot is a real standout. There's genuine potential to extend to the rear and over the garage here (subject to the usual planning permissions), and several neighbours on the close have already done exactly that, so there's a clear precedent already set. For anyone thinking long-term, that's a big draw.

Outside, the rear garden has been thoughtfully laid out with an initial stone-paved patio leading onto a lawn, well-stocked planted beds, and a further decorative paved seating area. There's also a greenhouse and a shed for the keen gardeners among you, plus side access straight through to the front, which always makes life easier.



The front offers more parking than you'd think at first glance, with space for several cars and a neat lawned fore garden to soften the approach.

Inside, the generous utility room and ground floor WC are exactly the kind of practical features that make daily life that bit easier, and for anyone working from home, it's worth knowing that bedroom two is already hardwired for super-fast internet.

This is a home that's been part of one family's story for its whole life. Now it's ready to be part of someone else's. Get in touch and we'll arrange a viewing.

Details:

Entrance Hall

Lounge 3.64 x 4.59 Max

Kitchen/Diner 3.27 x 4.61

Utility Room 3.52 x 2.47 Max

W/C

Garage 5.31 x 2.63

First Floor Landing

Bedroom One 4.06 x 2.56 Min excl wardrobes

Bedroom Two 3.24 x 2.56 Min excl wardrobes

Bedroom Three 3.00 x 1.99 Max

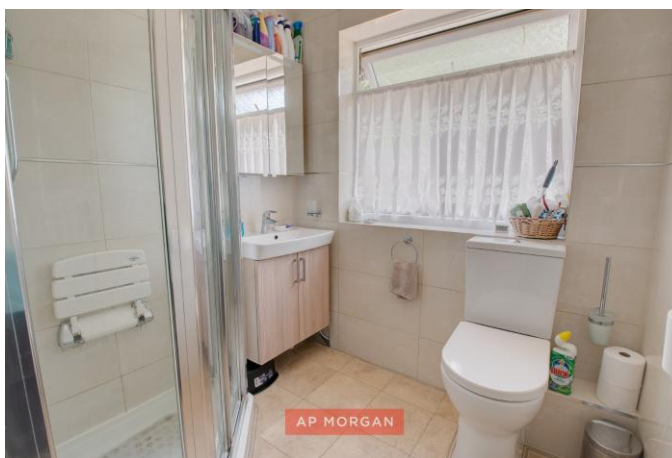
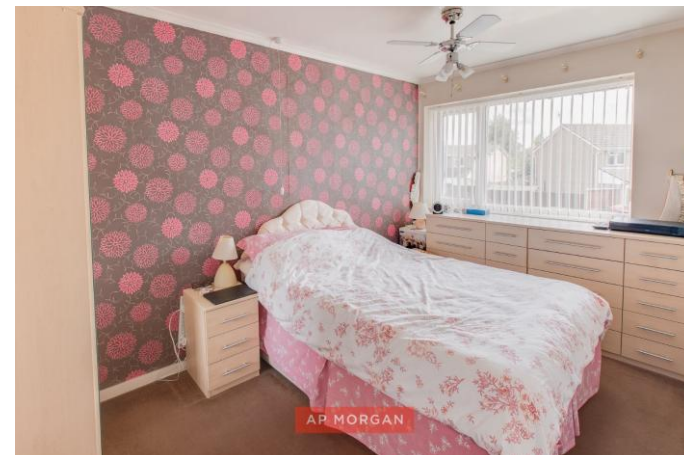
Shower Room 2.23 x 1.92 Max

EPC Rating: C

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.

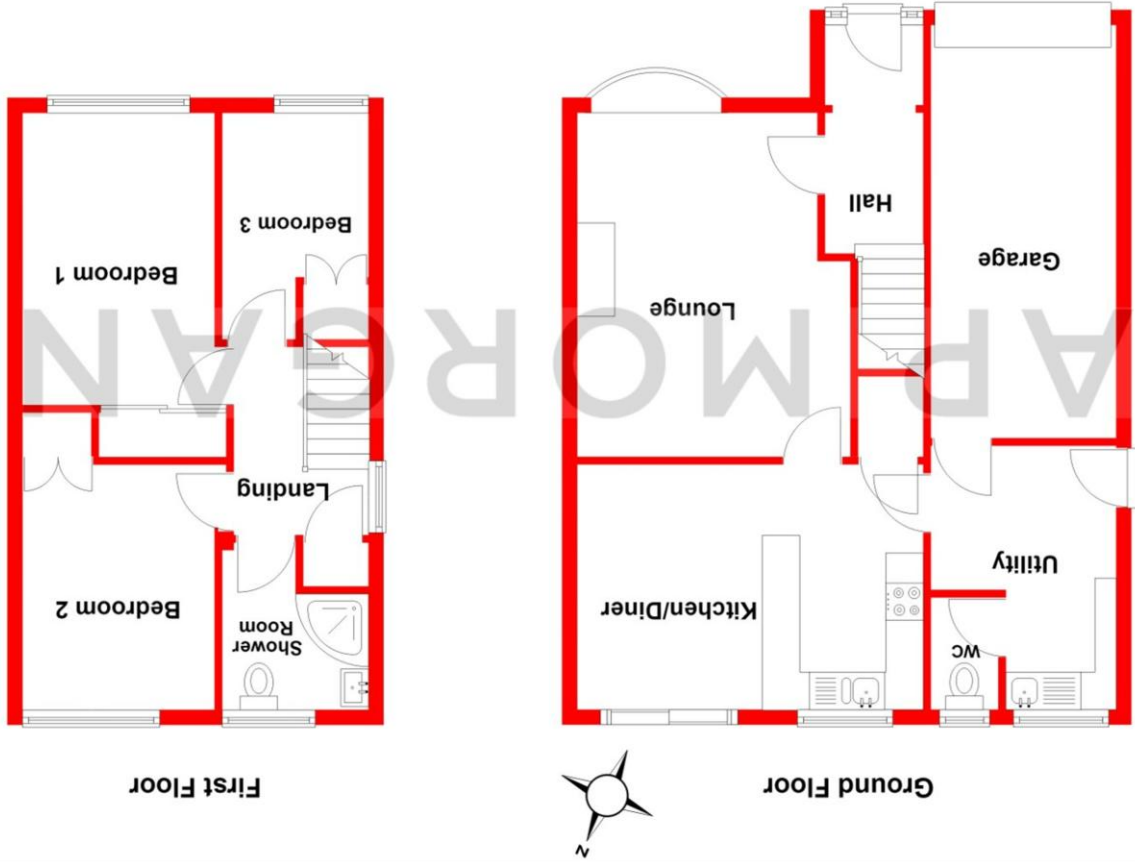
Need a solicitor?

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.

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 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.



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.