



AP MORGAN

Mount Road, Fairfield, Worcestershire
Asking Price £650,000

Features:

- Three bedroom semi detached home set on a private plot in semi rural Fairfield
- Generous driveway providing parking for multiple vehicles
- Attached garage with further storage and parking potential
- Good sized lounge and separate dining room
- Kitchen with adjoining utility and store room
- Study area off bedroom three, opening onto a private balcony overlooking the rear garden
- Mature, well established plot bordered by trees, with scope to extend subject to planning
- Sought after village location within easy reach of Bromsgrove town centre and the motorway network

Description:

A blank canvas in the heart of semi rural Fairfield!

A blank canvas in one of Bromsgrove's most desirable semi rural spots. A rare chance to put your own stamp on a substantial family home.

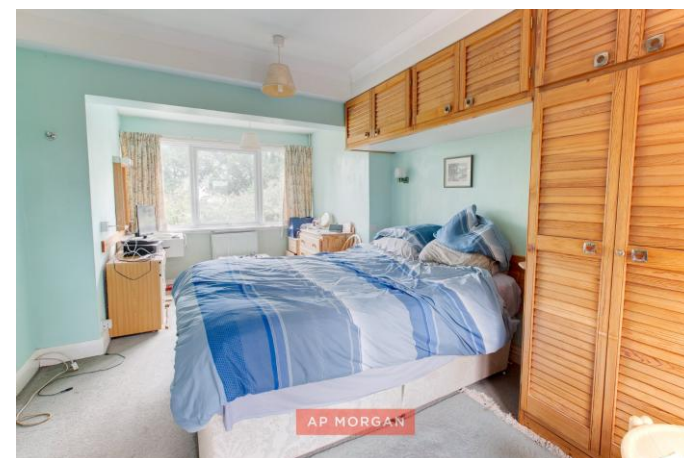
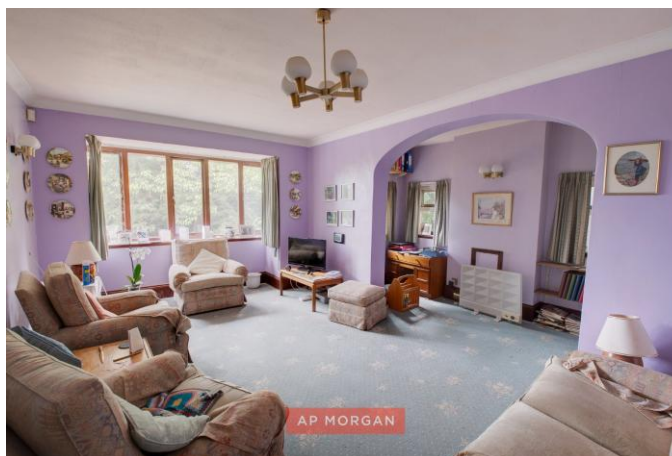
This generous three bedroom semi detached home sits on a private plot in the sought after village of Fairfield, bordered by mature trees and approached by a driveway with room for several cars. It is offered in need of updating throughout, and for the right buyer that is exactly the appeal. Opportunities like this, in a location like this, do not come along often, with scope to extend further subject to the usual planning permissions.

A home with real potential

Downstairs you will find a hall, WC, kitchen, utility and store room, a dining room, a good sized lounge, and a garage with driveway parking. Upstairs there are three bedrooms, with a study attached to bedroom three that opens onto its own balcony overlooking the rear garden, plus a family bathroom. It is a layout with genuine flexibility, whether you are looking to modernise thoughtfully or take a more ambitious approach.

Our agents say...

This is the kind of opportunity we do not see very often. It needs some vision and investment to bring out what it is capable of, but the plot is generous, the layout is full of promise, and the location speaks for itself.



Fairfield is one of those villages people are drawn to and rarely leave. It has its own local amenities and well regarded schools, while sitting comfortably within reach of Bromsgrove town centre, with its new leisure centre, David Lloyd gym, golf course, and a good mix of shops, supermarkets, and everyday essentials. Families are well served too, with a choice of first, middle and high schools including Bromsgrove School. And for commuters, the M5 and M42 are both close by, making the wider West Midlands an easy reach.

If you have been looking for your next project, get in touch and come and see what it could become.

Details:

Porch

Entrance Hall

Guest W/C

Lounge 5.52 x 4.67 Both max

Dining Room 5.58 x 3.05 Max

Kitchen 3.94 x 3.72 Both max

Utility Room 2.90 x 2.17

Store Room 1.61 x 2.17

Garage 6.69 x 6.20 Both max

First Floor Landing

Bedroom One 5.58 x 3.04 Max

Bedroom Two 4.94 x 3.21 Excl wardrobes

Study 2.16 x 2.60

Bedroom Three 3.47 x 2.06

Family Bathroom 3.35 x 2.55 Both Max

EPC Rating: To be confirmed

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 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?

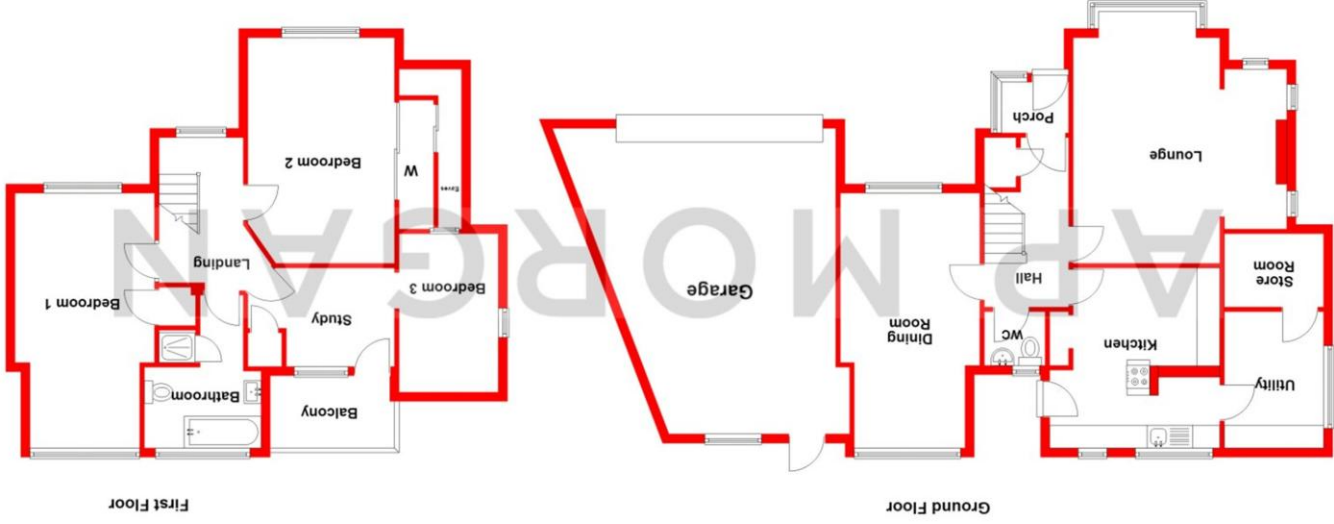
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

Total area: approx. 1876.0 sq. feet

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