

AP MORGAN



Walton Road, Bromsgrove, Worcestershire
Asking Price £235,000

Features:

- Flexible accommodation across three floors
- Kitchen with ample storage and worktop space
- Two well-proportioned first floor bedrooms
- Family bathroom with bath and separate shower
- Substantial loft room, ideal as an office, guest room or sitting room
- Conservatory with French doors onto the rear garden
- Spacious lounge with feature fireplace
- Option to be sold with tenants in situ

Description:

Moments from Bromsgrove town centre. Room to work, rest and grow into. A house with more give than most.

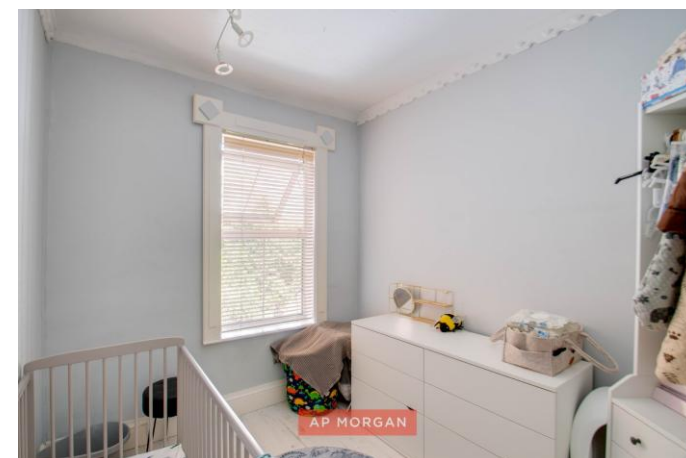
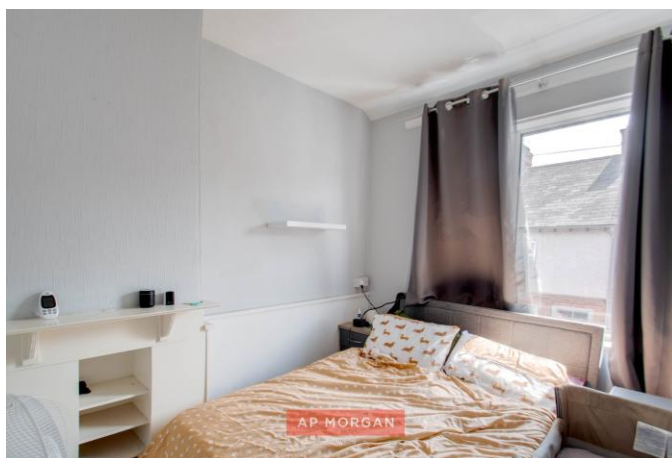
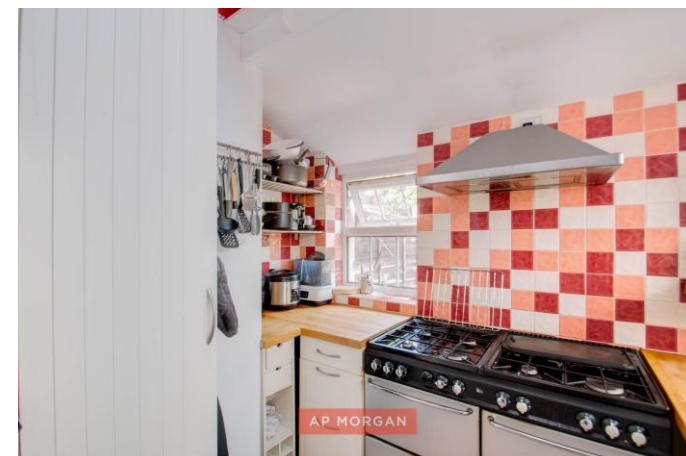
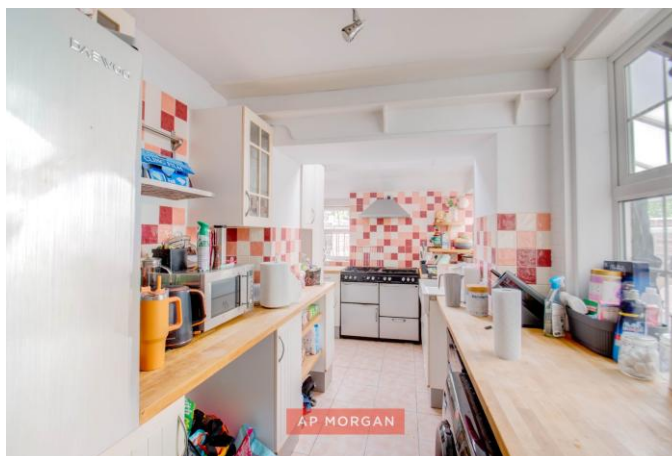
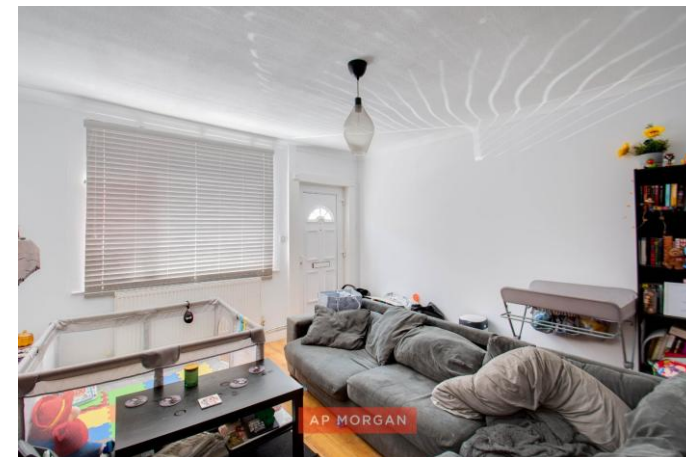
Step through the front door and the fireplace in the lounge sets the tone straight away, a proper focal point for the room without trying too hard about it. From here the layout opens into a versatile office space, currently home to the stairs, that leads you through to the kitchen. There's ample storage and worktop space here, with room for your own freestanding appliances so you can set it up exactly how you want.

Off the office, a conservatory catches the light and opens through French doors onto the rear garden, with a separate door out to the side path for easy access without cutting through the house.

Upstairs, the first floor holds two bedrooms, a comfortable double and a spacious single with plenty of scope for a home office or nursery, alongside a family bathroom with both a bath and a separate shower cubicle.

Above this, a substantial loft room gives you real flexibility. Use it as a home office, a guest room, or a quiet sitting room away from the rest of the house, with additional storage space tucked alongside it.

Outside, the rear garden is split between a patio for sitting out and a lawn for everything else, with a large storage shed at the back for bikes, tools or anything else you'd rather keep out of the house.



Parking is available for one vehicle to the front, with additional on-street parking close by.

This property is currently let, with the potential to buy with tenants in situ, making it a straightforward option for anyone looking to add to a portfolio without a gap in income.

Details:

Lounge 13' x 13' (3.96m x 3.96m)

Office 6'4" x 13' (1.93m x 3.96m)

Kitchen 16'9" x 6'9" (5.1m x 2.06m)

Conservatory 16'9" x 5'11" (5.1m x 1.8m)

Landing

Bedroom One 9'4" x 7'9" (2.84m x 2.36m)

Bedroom Two 9'9" x 7'9" (2.97m x 2.36m)

Bathroom 9'3" x 6'11" (2.82m x 2.1m)

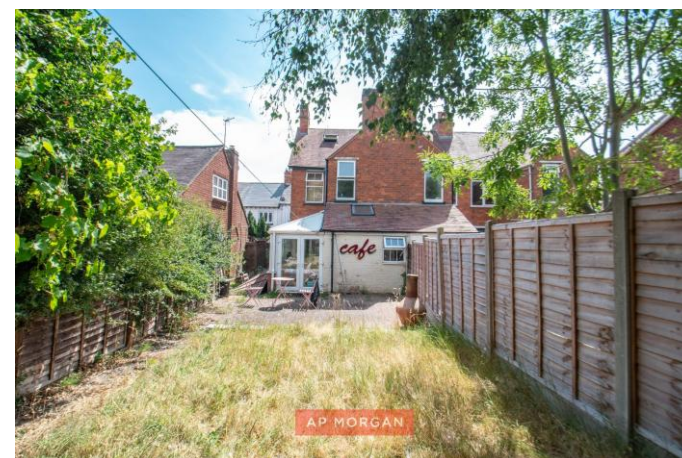
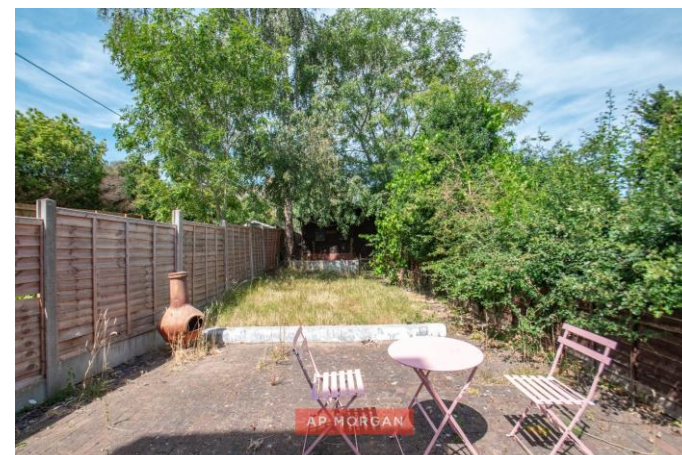
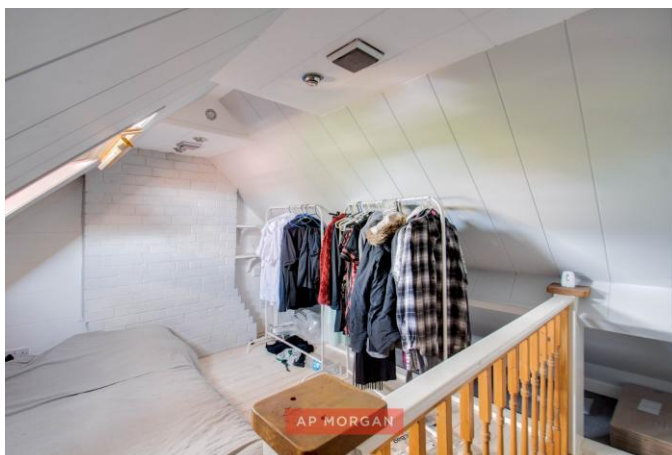
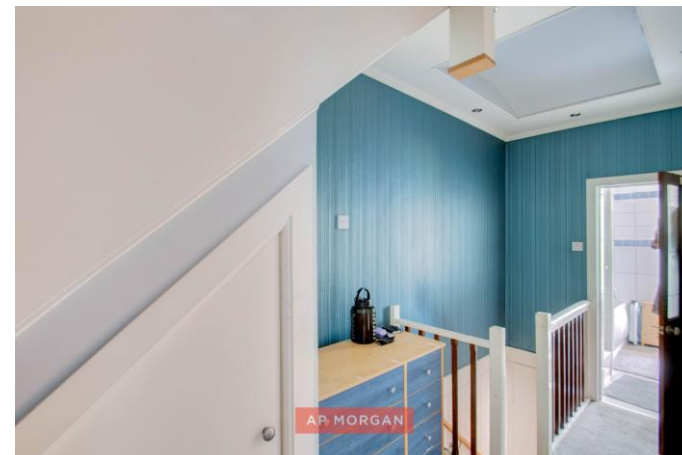
Bedroom Three 14'2" x 13' (4.32m x 3.96m)

EPC Rating: E

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.



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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?

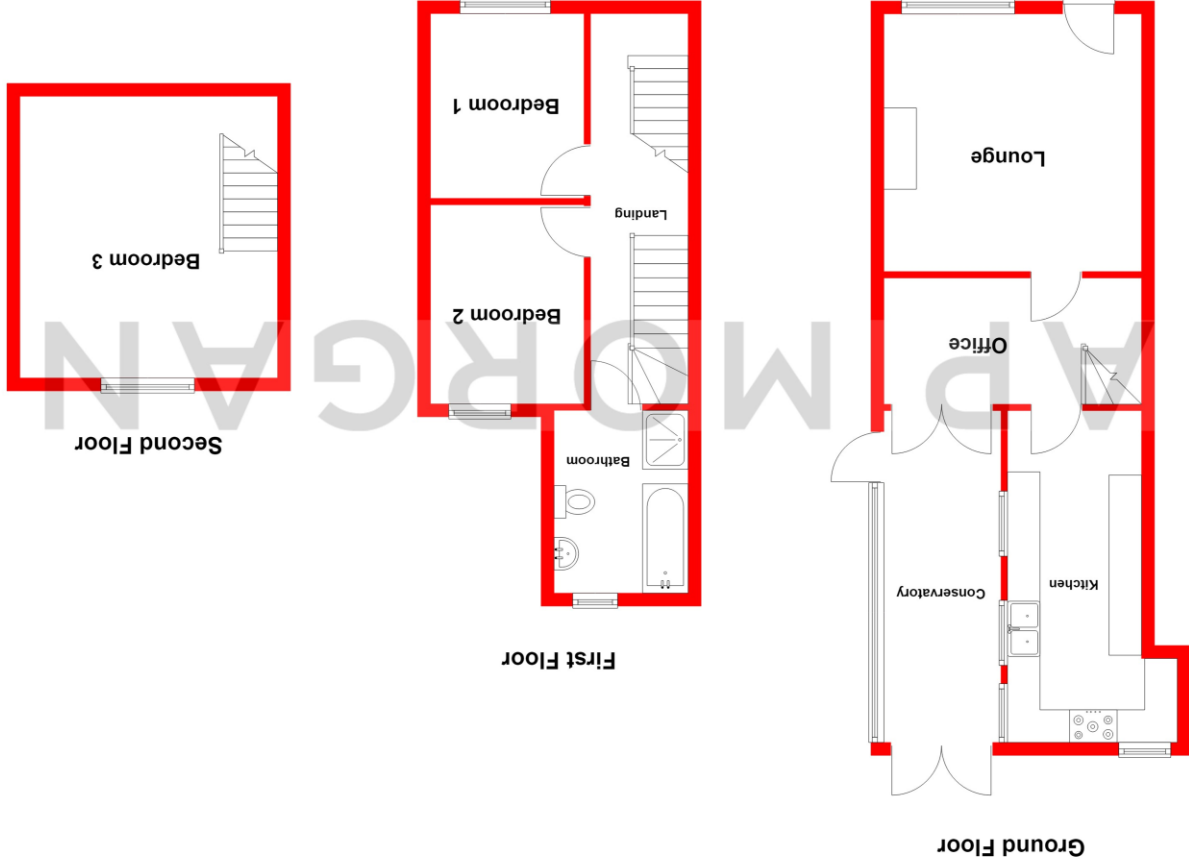
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Total area: approx. 91.9 sq. metres (989.2 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 Planip.

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