



AP MORGAN

Highfield Road, Bromsgrove, Worcestershire
Offers in the region of £350,000

Features:

- Four double bedrooms, all living on one level
- Principal en-suite bedroom plus a separate wet room
- Secluded, south-easterly garden that catches the morning sun
- Parking for three cars plus a detached garage
- Walking distance to Bromsgrove School
- Close to Sanders Park and Bromsgrove High Street
- Easy reach of the M5, M6, M42 and M40
- Recently updated boiler, smart thermostat and roof work

Description:

A bungalow with a view worth having. St Peter's church spire over the garden fence, four double bedrooms to come home to, and a German boiler called Helga who's never missed a day's work!

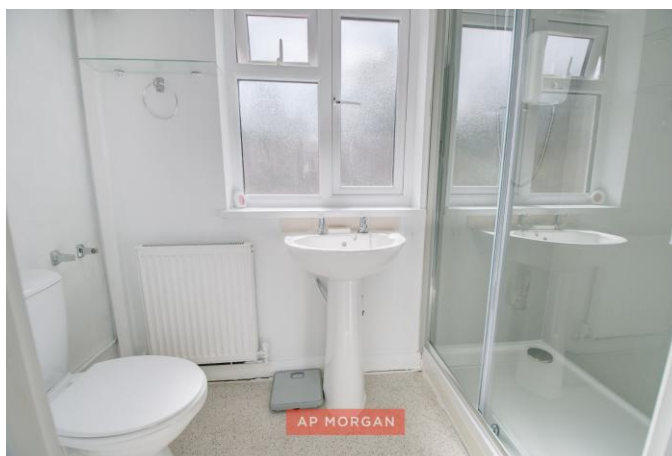
Tucked on the outskirts of Bromsgrove, this four-bedroom detached bungalow sits behind a mature hedgerow, with room for three cars on the driveway (its own white line keeps it protected) plus a detached garage. Every room lives on one level, including a principal en-suite bedroom and a separate wet room, so there's real flexibility in how the home can be used. Out back, French doors open onto a secluded, south-easterly garden that catches the morning sun, with St Peter's Church spire rising just beyond the fence line.

We asked them what made them buy it...

"There's lots of space for the whole family, and honestly, it was the plot that got us. Every house on this road is different, which we loved, and there's something about this spot, close enough to town to feel connected, but quiet enough that you'd never know it. We've made some lovely friends here too. There's a Christmas carol singing tradition on the road, and a Facebook group where everyone looks out for each other. And the birds in the garden, there are so many, we've never stopped noticing them."

What about the house itself?

"The garden is secluded and really cosy. We've spent so many summers out there, we used to have a hot tub in there for a while, plus birthday parties for the kids, and it's been brilliant for keeping active too. We added a ramp at the front door and one out to the garden as well, and put in a wet room, which made such a difference to how we could use the house. Funny thing is, most people say it's much bigger than it looks from the outside. Mornings are the best time to be out there, we get so much sun. And the boiler, she's German, we call her Helga, she's an absolute machine and has never once let us down."



Our agents say...

This is a bungalow built entirely around ease. Single-level living means no stairs to think about, and between the en-suite and the separate wet room, it flexes to suit a real range of buyers. Sanders Park, Bromsgrove High Street and the towpath walk to The Queens Head are all within easy reach, and Bromsgrove School is close enough for the school run to become a school walk. Motorway links to the M5, M6, M42 and M40 are all close by, with a bus stop right on the doorstep, and the local gym and yoga studio are both walkable too. A recently updated boiler, smart thermostat and roof work take care of the practical side, so all that's left is deciding where to put the hot tub. Get in touch and we'll arrange a viewing.

Details:

Entrance Hall

Lounge 3.91 x 5.24

Kitchen 3.81 x 3.30 Max

Bedroom One 3.64 x 3.08

Bedroom Two 4.13 x 3.15 Max

Bedroom Three 3.64 x 2.61

Bedroom Four 3.76 x 2.32

En-suite 3.76 x 2.32

Wet Room 2.70 x 1.70

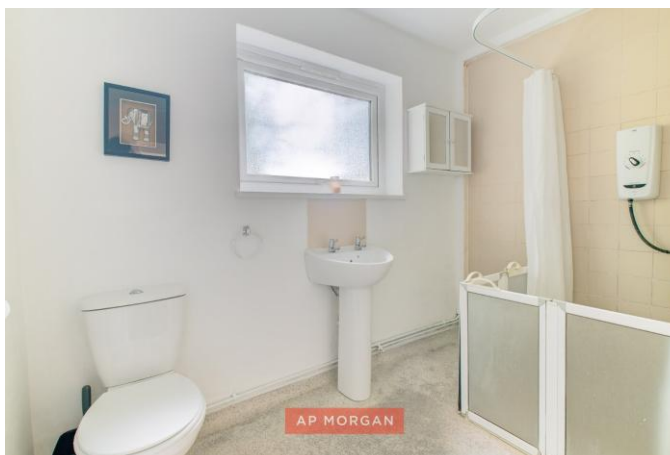
Detached Garage *Unmeasured*

EPC Rating: To be confirmed

Council Tax Band: D (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.

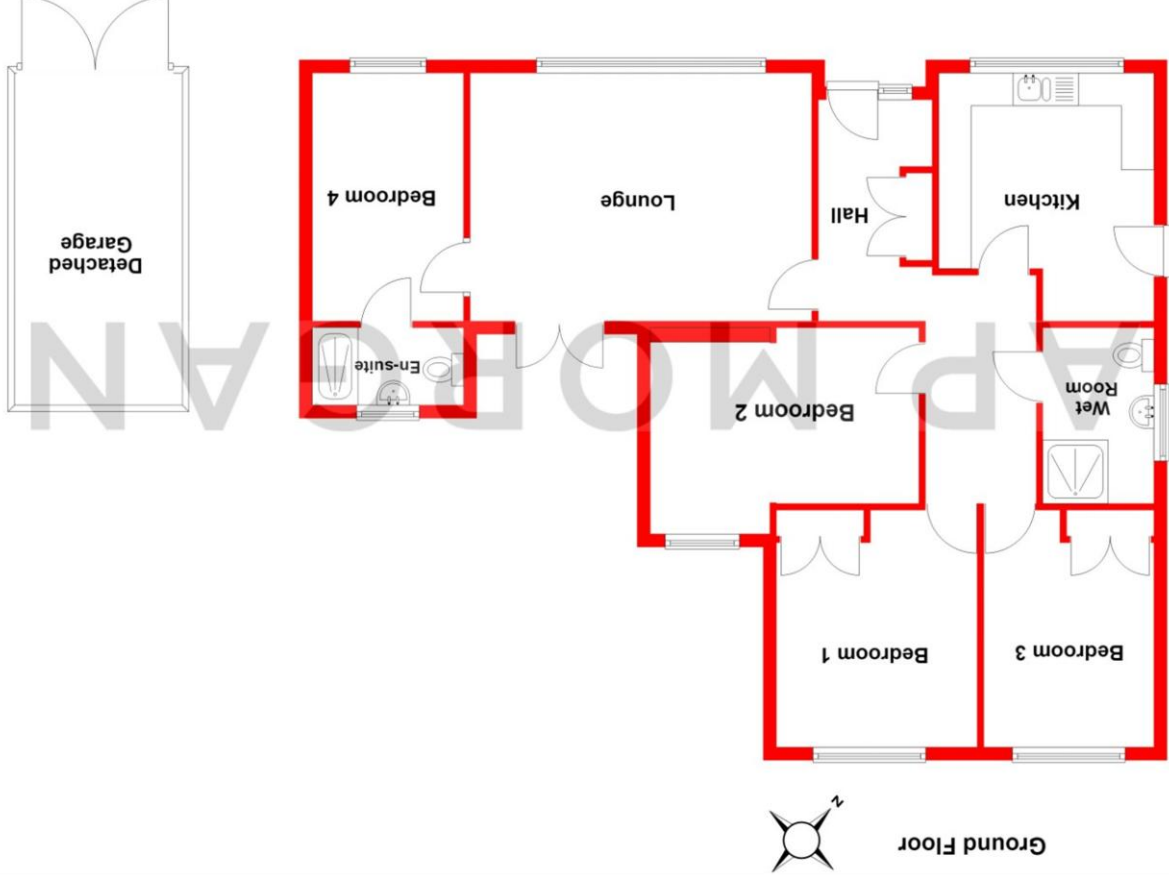
Need a solicitor?

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.

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Total area: approx. 96.0 sq. metres (1033.0 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.
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