

**AP MORGAN**



**Elm Grove, Bromsgrove, Worcestershire**  
Offers Over £285,000

### Features:

- Popular no through road in Bromsgrove's Norton area
- Open-plan lounge, dining and kitchen, ideal for modern family living
- Feature log burner creates a warm focal point in winter
- Garage with genuine potential for conversion
- Summerhouse currently used as a home office, ideal for hobbies or garden bar
- Concrete print driveway for off-road parking, with side access to the rear garden
- Walking distance to Bromsgrove's first, middle and high schools
- Short walk to the train station, with easy access to the M5 and M42

### Description:

Open plan, log burner, and a road so settled the neighbours have been here for years. Welcome to Elm Grove.

Tucked into a cul-de-sac in Bromsgrove's popular Norton area, this three-bedroom semi has been reworked into one open, sociable living space that runs from front to back. It's a home built around family life, from the log burner in the lounge to the "man cave" summerhouse tucked away in the garden, and it sits on a road the current owners have never wanted to leave.

We asked them what made them buy it...

"It felt like a lovely family home the moment we arrived. It was the road that sold it to us really, a no through road, so no passing traffic, and it felt safe for our son to be out and about. Most of the neighbours have been here as long as we have, some even longer, so it's a real community. We could walk to school and into town, and we still can. Thirteen years on, it's still the quiet and the garden that we love most. In the evenings we'll walk over to Barnsley Hall playing field, and it's nice to know the town's only a short walk away when we fancy a couple of drinks."

What about the house itself?

"We opened the whole downstairs up, and it's made such a difference. It's bright and open in the summer with the doors thrown wide, and cosy in the winter with the log burner going and candles and twinkly lights everywhere. It's genuinely become the heart of the house, that's where everyone ends up. The garden's had its moments too, as our son's got older it's turned into our summer entertaining space. It's the open plan and the log burner that people always comment on when they visit for the first time."



Our agents say...

This is a home that flexes with whoever's living in it. The open-plan lounge, dining and kitchen space is a brilliant social hub, with double doors out to the garden for the warmer months, and that log burner is a real focal point come winter. The summerhouse is a fantastic bonus, currently run as a home office but just as easily a hobby room, gym or garden bar. There's a garage with genuine potential for conversion if a buyer wants even more space, a concrete print driveway giving off-road parking, and handy side access straight through to the rear garden.

It's the location that really seals it though. Elm Grove sits within walking distance of Bromsgrove town centre and the main supermarkets, the local schooling is well regarded, with the primary, middle and high schools all within walking distance, and the train station is a 30-minute walk for those commuting in. The M5 and M42 are both within easy reach for drivers, and the Lickey Hills Country Park is a short drive away for weekend walks. Add in a friendly, long-settled street, and it's easy to see why this family has stayed thirteen years. Get in touch to arrange a viewing.

#### Details:

**Open Porch** 1.65 x 2.18

**Lounge** 4.43 x 4.90 Max

**Dining Area** 2.46 x 3.36

**Kitchen** 2.46 x 3.15

**First Floor Landing**

**Bedroom One** 3.70 x 3.03

**Bedroom Two** 3.28 x 3.03

**Bedroom Three** 2.35 x 2.56 Max

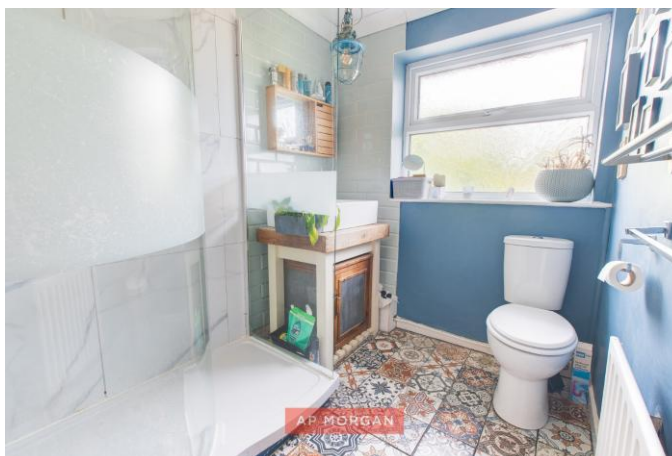
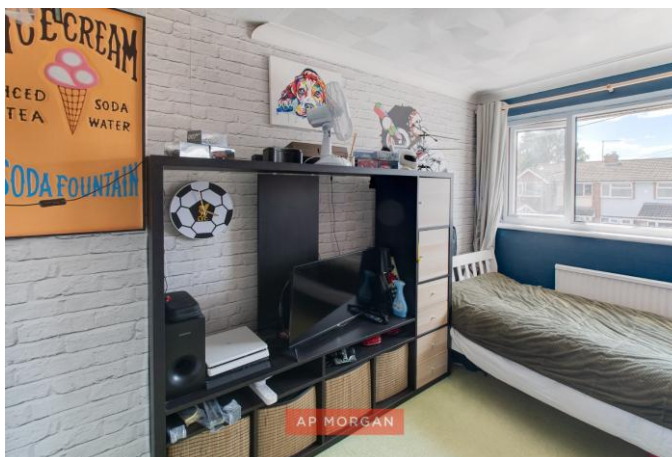
**Family Shower Room** 2.31 x 1.77

**Garage** 4.06 x 2.78

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).



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](http://www.wissermortgageadvice.co.uk)

Property to sell?

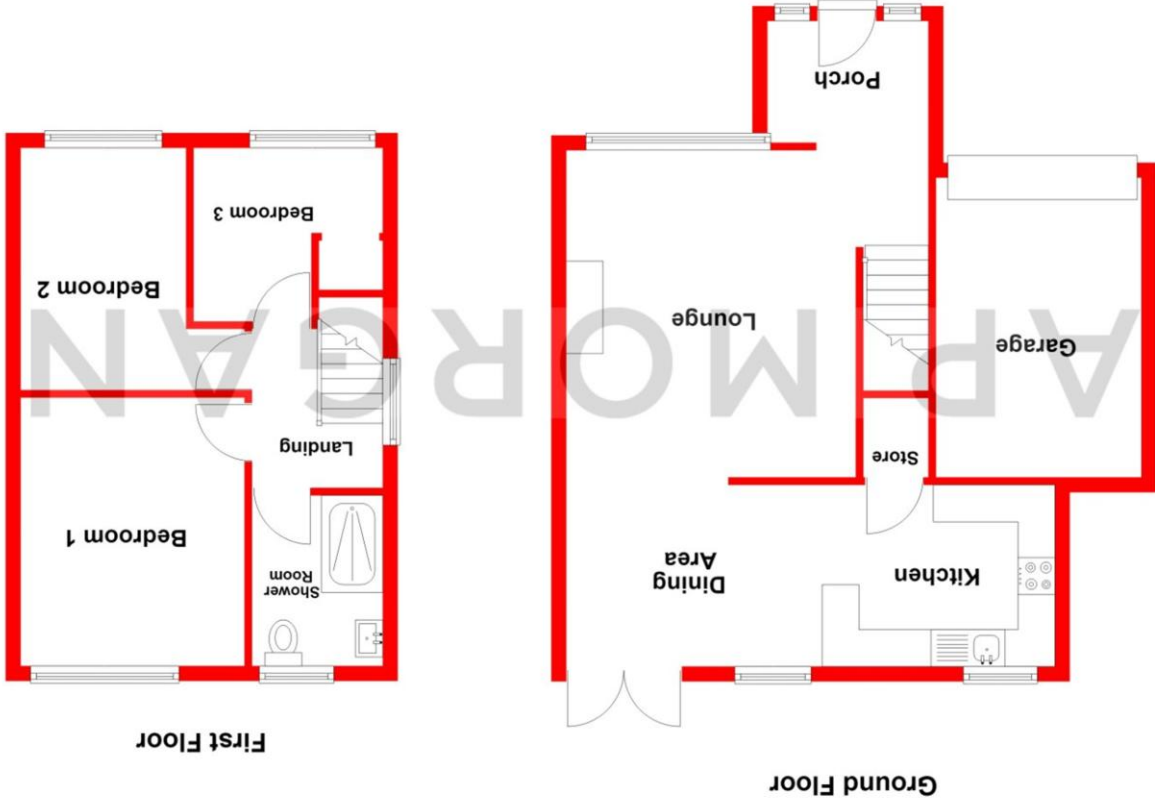
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



Total area: approx. 88.7 sq. metres (954.8 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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