

AP MORGAN



Worcester Road, Bromsgrove, Worcestershire
Asking Price £240,000

Features:

- Three-bedroom end-terraced home, set back from the road
- Backs directly onto the grounds of Bromsgrove's private school
- Stone's throw from Bromsgrove town centre
- South-east facing rear garden with lawn and paved seating areas
- Private driveway providing off-road parking
- Garage with high ceilings, ideal for extra storage
- Open-plan lounge/dining room
- Well-proportioned layout with flexibility to suit a range of buyers

Description:

Tucked back from the road, with a garden so private you'd never guess you're moments from Bromsgrove town centre. This one's ready for a family to make it their own.

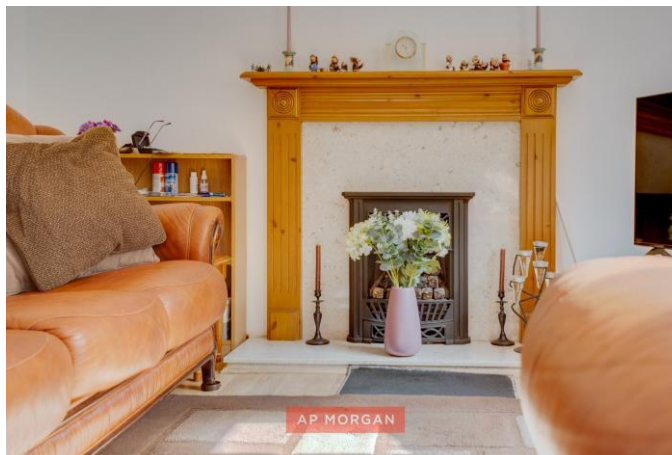
Set back in a small cul-de-sac and backing directly onto the grounds of Bromsgrove's private school, this three-bedroom end-terraced house sits in a genuinely convenient spot for family life. It comes with a private driveway, a garage with impressively high ceilings, and an open-plan lounge and dining room to the front. Out back, a south-east facing garden offers lawn and paved seating areas.

We asked them what made them buy it...

"We knew straight away it would feel like home, even though it looked smaller from the outside. It was really the location that sold us, close to the schools, the park and the station, and set back off the main road so it always felt peaceful. Sanders Park became a favourite of ours, and we were in the catchment for some really good schools too, which mattered to us at the time. Being able to walk to the bus and train station made life so easy, and the motorway was never far away either."

What about the house itself?

"The lounge at the back is what we've never stopped loving, looking straight out onto the garden with nobody overlooking us. We've spent so much family time out there over the years, on the patio, always feeling private and quiet. We added the porch at the rear, put laminate floors down, and fitted a marble fireplace with a wood surround. Guests always comment on the outlook from the lounge into the garden, and you can sit out there and genuinely forget you're on a main road, it's that peaceful. Mornings especially, lying in bed listening to the birds. We've had a new boiler fitted and added more patio areas too. We raised our family in this house and have been really happy here, but it's time for us to downsize now it's just the two of us."



Our agents say...

This is a fantastic location, plain and simple. You're a stone's throw from Bromsgrove town centre and backing directly onto the grounds of the private school, with everything you need close by. There's a private driveway for off-road parking and a garage with high ceilings, ideal for extra storage or even a workshop. Inside, the layout works well, with three bedrooms upstairs and that south-east facing garden giving you a real sun trap for much of the day. There's scope here to add your own stamp, which makes it a great opportunity for first-time buyers or a family looking for a superbly convenient spot to settle. Get in touch today to arrange a viewing.

Details:

Hall

Lounge/Dining Room 3.31 x 5.88

Kitchen 3.73 x 2.18

Garage 5.00 x 2.38 Min

Rear Porch 1.24 x 2.54

First Floor Landing

Bedroom One 4.23 x 2.75

Bedroom Two 3.30 x 3.04

Bedroom Three 2.85 x 2.32

Bathroom 1.69 x 2.61 Max

W/C 1.69 x 0.80

EPC Rating: To be confirmed

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.



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?

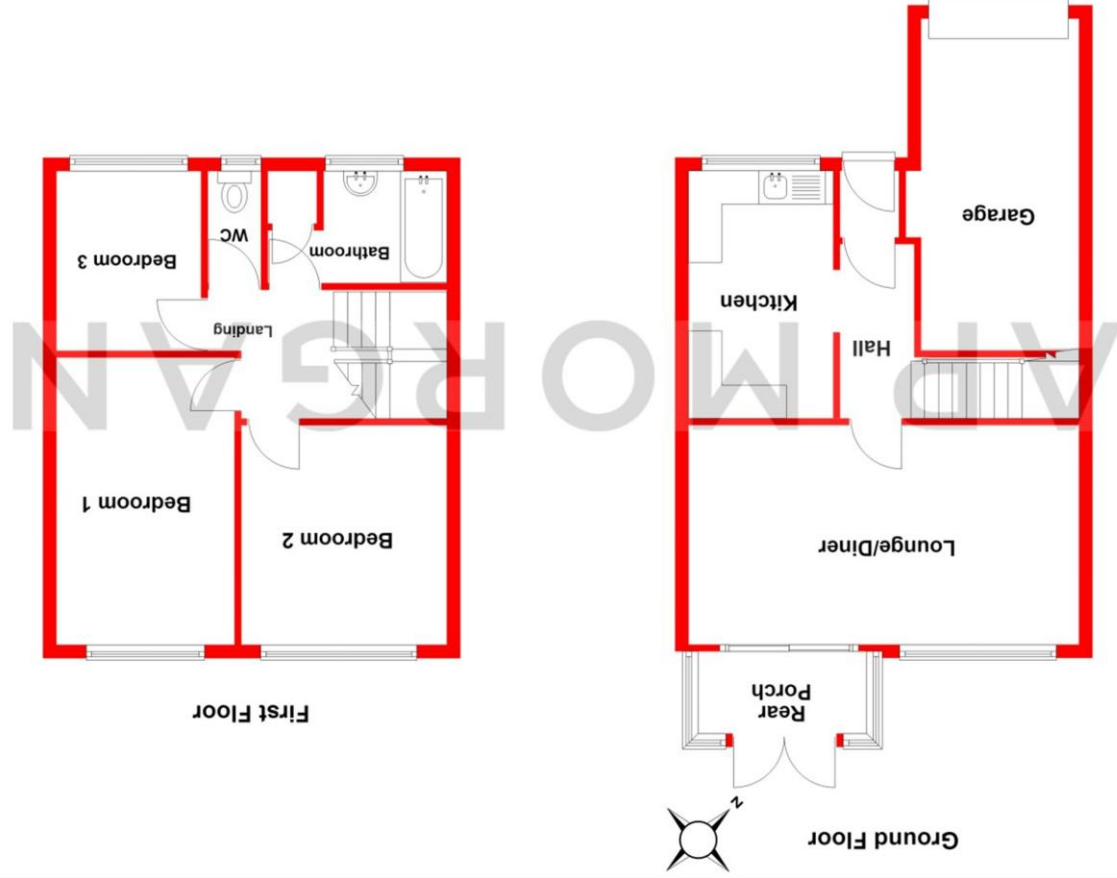
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 93.2 sq. metres (1003.0 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. Plan produced using Planlup.

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