

AP MORGAN



Bredon Road, The Parklands, Bromsgrove
Asking Price £375,000

Features:

- Three-bedroom detached home on the popular Parklands development
- Bay window to the lounge adds light and character
- Generous conservatory to the rear, ideal as a second reception space in summer
- Far-reaching views towards the Malvern Hills from the master bedroom
- En-suite to master bedroom, plus family bathroom and ground floor WC
- New boiler and upgraded insulation
- Quiet, community-feel road close to green, tree-lined space
- Excellent access to the M5 and M42, Bromsgrove town centre, Wychbold and Droitwich

Description:

The Parklands doesn't do things by halves: mature trees, quiet streets, and a view most people would drive out to the country for.

Tucked away on one of Bromsgrove's most sought-after pockets of established, small-scale development, this three-bedroom detached home on The Parklands offers something a little different from the usual estate. A bay-fronted lounge, a generous conservatory to the rear, and far-reaching views over towards the Malvern Hills from the master bedroom on a clear day all set it apart. It's a well-presented family home in a genuinely community-minded setting, with green, tree-lined space just a few doors down.

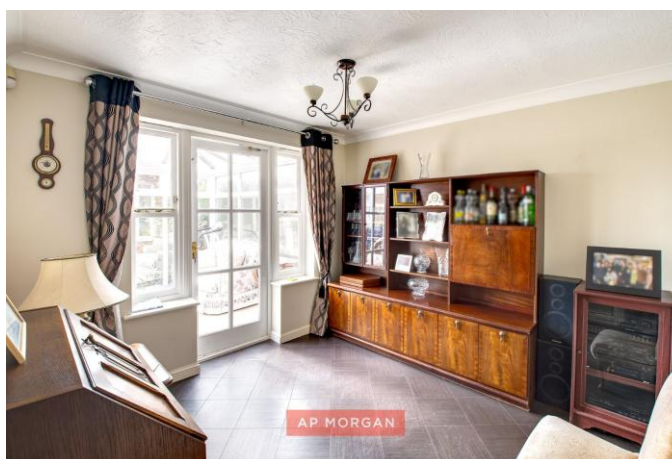
We asked them what made them buy it...

"As soon as we arrived we loved the look of it, and when we saw the layout we knew it was the house for us. It was a quiet road and it seemed a safe place to live. The families here are all really friendly and helpful, and the neighbours have become lovely friends since we moved in. Sanders Park is close by, and there are some nice, friendly pubs too. The Bromsgrove private school is just down the road, along with other schools nearby, and transport links on the main road make it really easy to get around. All the usual clubs are around here as well. What we'll miss most is leaving all the nice people who've befriended us since we moved here."

What about the house itself?

"We put the conservatory on when we moved in, and it's been a great addition to the house. It's the one thing that always gets a reaction from guests. We spend most of our time in the living room, but that room comes into its own in the summer, and the garden's been brilliant for entertaining and relaxing in good weather. In winter, it's about closing the curtains and settling in for the evening. We've also had a new boiler fitted and had the insulation upgraded. It's a house we think the right buyer will love living in just as much as we have."

Our agents say...



The Parklands is one of our favourite pockets of Bromsgrove: a small, quiet development with mature green space breaking up the streetscape just a few doors from the front door. It's a genuinely strong spot for commuters, with easy reach of the M5 and M42 as well as Bromsgrove town centre, and Wychbold and Droitwich both close by when you fancy a change of scene. The countryside is never far off either, for whenever you need to escape for the day.

Inside, the bay window brings extra light and character to the lounge, while the conservatory is a real asset, big enough to work as a genuine second reception room through the warmer months, not just an afterthought. Upstairs, the master bedroom's far-reaching view towards the Malvern Hills is one of those details that quietly sells the house on its own. With an en-suite to the master, a family bathroom, and a ground floor WC, the practical side is well covered too. Add a new boiler and upgraded insulation, and this is a home that's been looked after as well as it's been loved. Get in touch and we'll arrange a viewing.

Details:

Entrance Hall

Lounge 4.38 x 3.28

Dining Room 3.04 x 2.93

Kitchen 3.04 x 3.03

Conservatory 3.00 x 4.89

Utility Room 3.04 x 1.65

Garage 5.37 x 2.36

WC

First Floor Landing

Master Bedroom 3.45 x 3.22

Ensuite 1.00 x 3.13

Bedroom Two 3.00 x 2.58

Bedroom Three 2.20 x 2.50

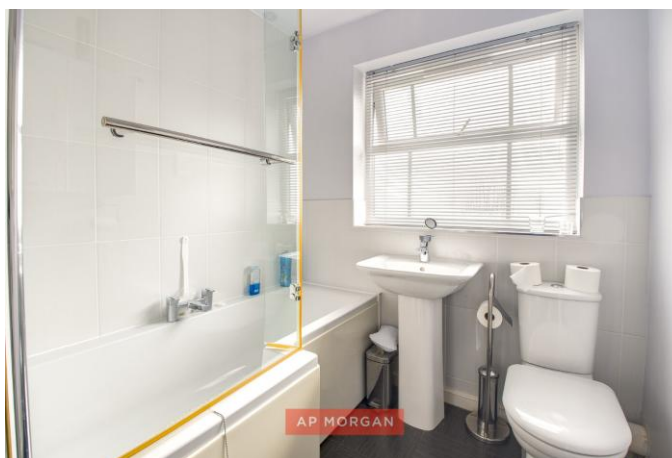
Bathroom 2.31 x 1.93 Max

EPC Rating: TBC

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?

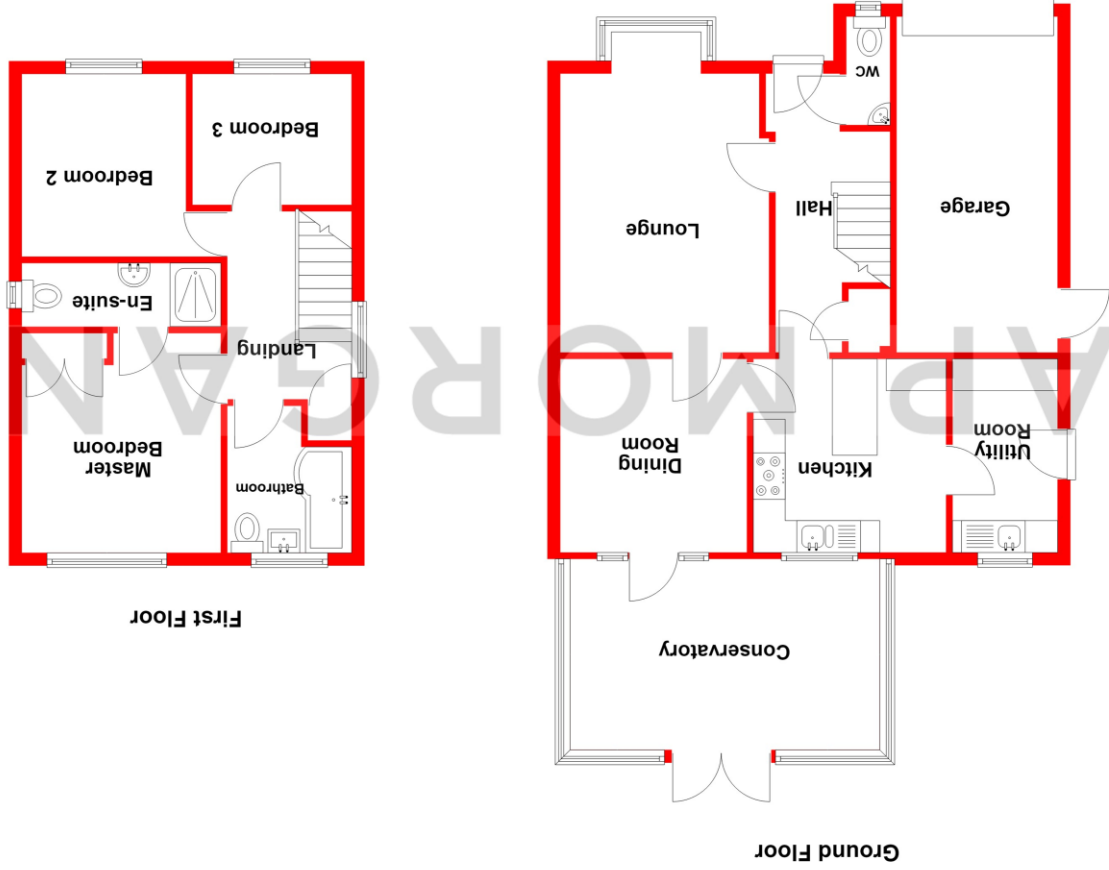
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 116.6 sq. metres (1255.2 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 Planlup.

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