

AP MORGAN



Highfield Road, Bromsgrove, Worcestershire
Guide Price £260,000

Features:

- Charming two-double-bedroom Victorian end-terrace
- Bay-fronted lounge with log burner
- Two reception rooms, including a sociable dining room
- Striking first-floor bathroom with roll top bath and separate shower
- Fitted kitchen with barn-style door onto the garden
- Low-maintenance tiered garden with paved seating and shed
- Boarded loft space, ready for your ideas
- Moments from Sanders Park, shops and local schools

Description:

Victorian, move-in ready, and moments from Sanders Park. What more do you need?

Tucked away on a quiet side street on the edge of Bromsgrove, this beautifully presented Victorian end-terrace pairs period character with genuinely easy living. Two double bedrooms sit above two light-filled reception rooms, all finished to a high standard throughout. Outside, a tiered garden with paved seating gives you a low-maintenance space to unwind. Guide price £260,000.

We asked them what made them buy it...

"The minute we walked in we felt at home. The house has a really happy and welcoming feel to it, and we loved all the original features, the bay window, the high ceilings, the spacious bedrooms, and that amazing bathroom. It was the space that won us over too, having two reception rooms and a bathroom upstairs made all the difference. The street is full of friendly couples and families, and we were made to feel welcome from day one. We're close to Sanders Park and some lovely walks, and the shops are within easy walking distance too."

What about the house itself?

"We haven't been here that long, but we recarpeted and painted throughout, apart from the kitchen, and it's brightened up every room. The dining room is the hub of the house, family meals, fun, music, we spend most of our time in there. In the evenings we love cosy nights in front of the log burner, and in summer we're out in the seating area relaxing or having friends round. The bathroom is the thing that always gets a reaction from guests, that lovely large standalone roll top bath and separate shower. Honestly, I'll miss everything. It's such a happy and peaceful place to live."

Our agents say...



Step through the front door and the character hits you straight away, generous proportions and a warmth that's hard to put into words. The lounge's bay window frames the log burner beautifully, a lovely spot to settle into on a winter evening, and round in the kitchen a barn-style door opens straight onto the garden, linking the two spaces together nicely. Both bedrooms are comfortably sized doubles with built-in wardrobe space. And then there's that bathroom. Unlike a lot of period homes where it ends up downstairs as an afterthought, here it's upstairs where it belongs, and it's a genuine showstopper, with a freestanding roll top bath and separate shower. It's the room every guest asks about. Outside, the tiered garden comes with a porcelain paved seating area, a bespoke fitted bench and a timber shed, all ready to enjoy with no work needed. There's a boarded loft too, with potential for further use subject to the right permissions being confirmed. Just moments from the town centre and local schools, this is a lovely, low-maintenance find for a young couple, first-time buyer, or anyone looking to downsize without losing character. Get in touch today to arrange a viewing.

Details:

Entrance Hall

Lounge 3.42 x 3.89

Dining Room 3.41. x 3.89

Kitchen 5.67 x 2.27 Max

First Floor Landing

Bedroom One 3.42 x 3.89

Bedroom Two 3.41 x 2.98

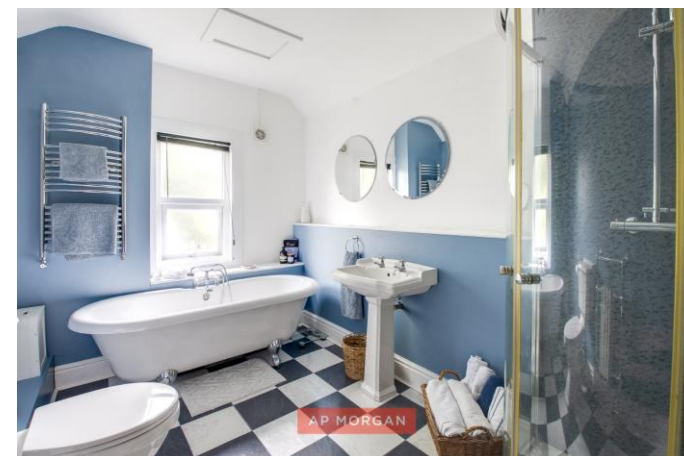
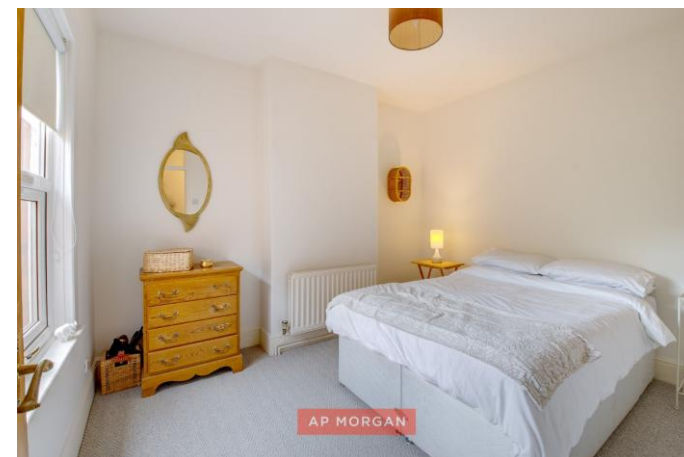
Bathroom 3.36 x 2.27

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 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.

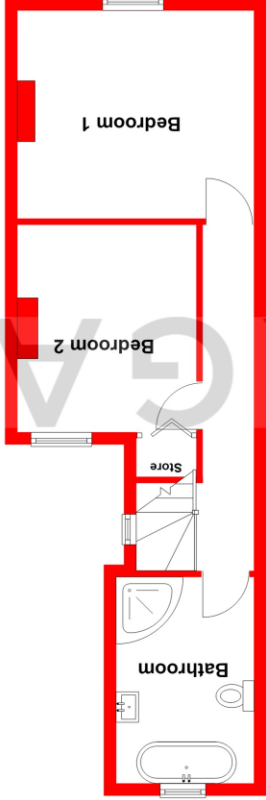
Need a solicitor?

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.

First Floor



Ground Floor



Total area: approx. 848.3 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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