

AP MORGAN



Dodford Road, Bournheath, Bromsgrove
Offers Over £325,000

Features:

- Three-bedroom detached cottage in the sought-after village of Bournheath
- Fantastic project opportunity for buyers with vision
- Three reception rooms plus a kitchen/diner offering flexible space
- Private block-paved driveway to the rear
- Detached brick-built garage and carport
- Enclosed rear garden with veranda
- Family bathroom upstairs plus a ground floor shower room
- Semi-rural setting with easy access to the M5 and M42

Description:

Bags of potential in one of Bromsgrove's most sought-after hamlets. This is where the story starts.

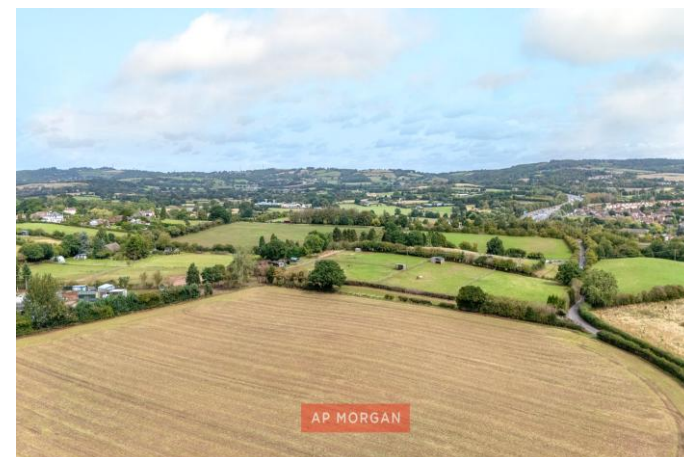
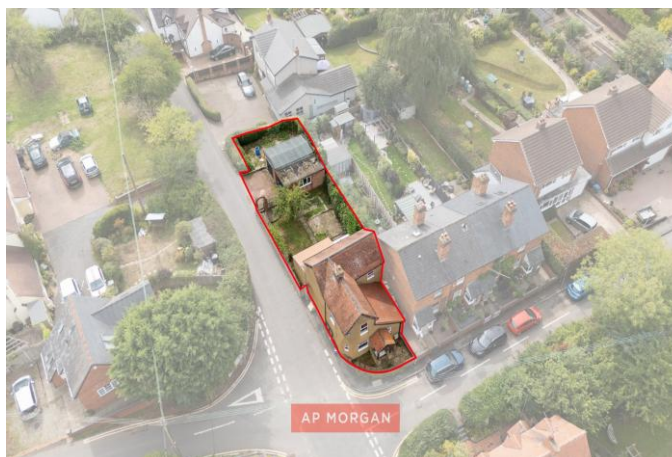
Tucked away in the semi-rural hamlet of Bournheath, this three-bedroom detached cottage is a rare find. It offers three reception rooms, a kitchen/diner, and a layout ready to be reimagined by its next owner. To the rear sits a private block-paved driveway with a detached brick-built garage and carport, alongside an enclosed garden with its own veranda. For anyone looking for a project with real character in a genuinely special setting, this is well worth a look.

The village...

Bournheath sits just three miles from Bromsgrove town centre, yet feels a world away. It's the kind of place where you're as likely to pass alpacas and horses on the bridleways as you are another car, and where a walk to the pub is part of the routine rather than a rare treat. The Gate is a firm local favourite, and there's a village hall and a genuine sense of community that's harder and harder to find. Families are well served too, with well-regarded schooling nearby in Fairfield, while the M5 and M42 are both within easy reach for commuters.

The cottage itself...

This is a home with history, and it shows. The layout has been extended over the years to create three reception rooms alongside the kitchen/diner, giving whoever takes it on plenty of scope to shape the space around their own life. It's very much a project, and an exciting one. The bones are here: a detached cottage in a village people rarely want to leave, with mains gas central heating already in place and a driveway, garage and carport combination that's



genuinely hard to come by locally. This is a home waiting for someone to bring their vision to it.

Our agents say...

Cottages like this don't come up often, and even less often with private parking to this extent. The garage and carport alone make this stand out from anything else currently on the market in the village. Yes, it needs work, but that's exactly the appeal: a genuine opportunity to create something special in a location that simply can't be replicated. Whether you're after a forever project or a shrewd renovation, this is one to view with an open mind and a bit of imagination. Get in touch and let's have a look together.

Details:

Hall

Lounge 4.27 x 3.11

Sitting Room 3.94 x 3.11

Dining Room 2.95 x 3.11

Study 3.10 x 2.60

Kitchen 3.94 x 2.89

Ground Floor W/C

Ground Floor Shower Room 1.19 x 2.69

First Floor Landing

Bedroom One 4.20 x 3.01

Bedroom Two 3.94 x 3.11 Max

Bedroom Three 2.12 x 1.91

Bathroom 1.73 x 2.92 Min

EPC Rating: D

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 910 200



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.

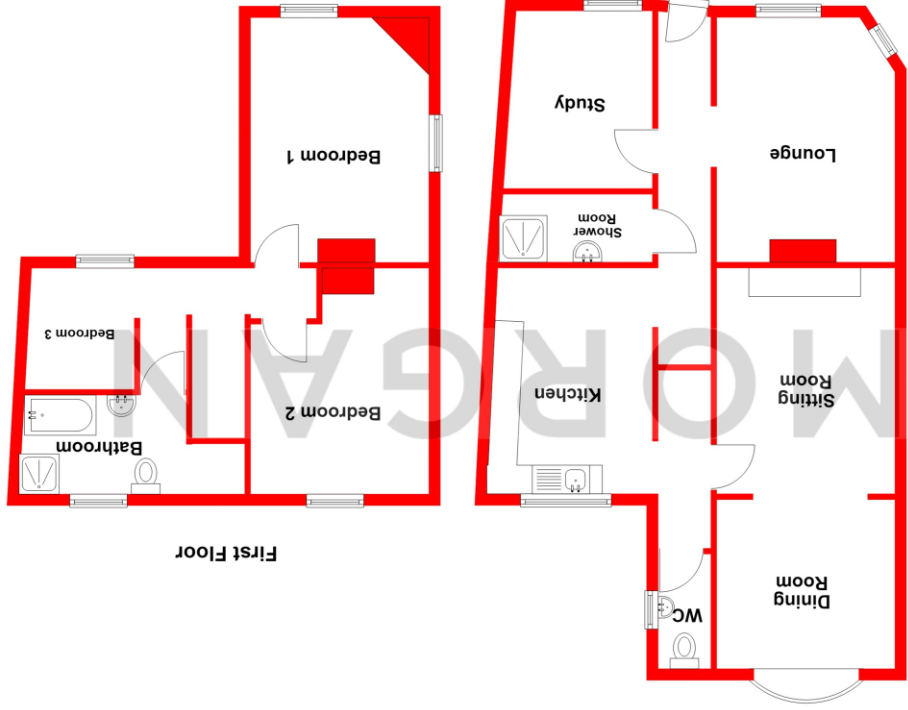
Need a solicitor?

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.

Ground Floor



Total area: approx. 1568.0 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 PlanUp.

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