



For Sale
MORGAN
01527 91000
www.morgan.co.uk



Old Birmingham Road, Bromsgrove
Offers in the Region Of £195,000

Features:

- Offered with tenant in situ
- Semi detached house in Marlbrook
- Two double bedrooms
- Lounge
- Kitchen/diner
- Family bathroom
- Multiple vehicle driveway
- Extensive rear garden. Epc rating D

Description:

An ideal investment property, a two bedroom semi detached home offered with tenant in situ. Ideally placed in Markbrook in a well-established residential area. The property comprises: Room for four cars to front, entrance hall. Front lounge, having window to front, alcoves aside chimney breast and ample room for furniture. Rear kitchen/diner, with sink, space for slot in oven, plumbing for a washing machine, walk-in pantry and double doors opening to the rear garden. The first floor has stairs from hall to landing and is given over to two generous double bedrooms, plus an ample family bathroom with shower and screen over the bath. Outside the rear garden is larger than average, laid mainly with lawn edged with trees and hedging, a small shed is placed at the rear and a side gate will access the side to front. Other items of note: Majority double glazing and gas central heating to radiators. Please enquire at office for possible rental value.



Details:

Hallway

Lounge

13' 4" x 13' 2" both max (4.06m x 4.01m)

Kitchen/Diner

16' 2" x 8' 9" (4.92m x 2.66m)

Stairs rise to first floor landing

Bedroom 1

13' 1" plus wardrobe x 10' 0" (3.98m x 3.05m)

Bedroom 2

12' 5" x 8' 1" (3.78m x 2.46m)

Family Bathroom

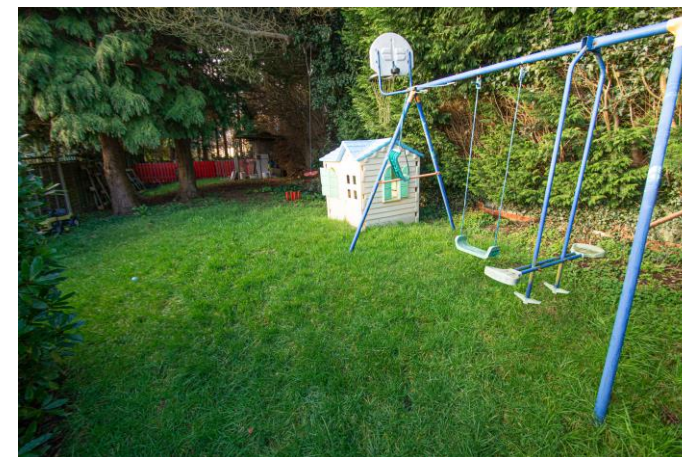
9' 0" x 8' 0" (2.74m x 2.44m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: (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 Morgan Financial Solutions. 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.morganfs.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.

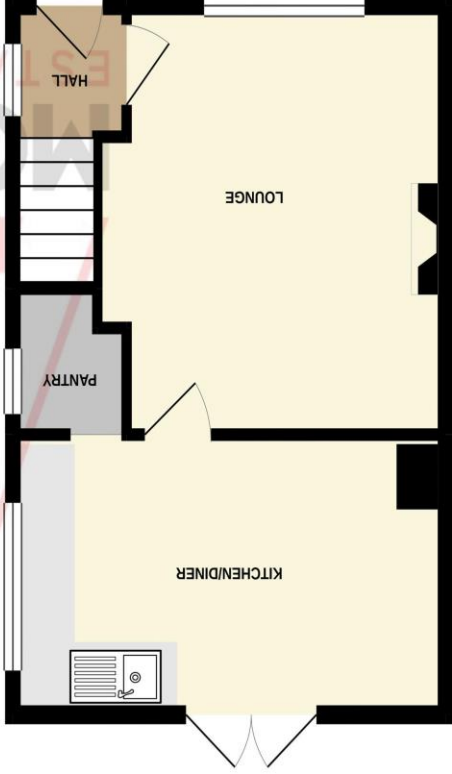
Need a solicitor?

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.

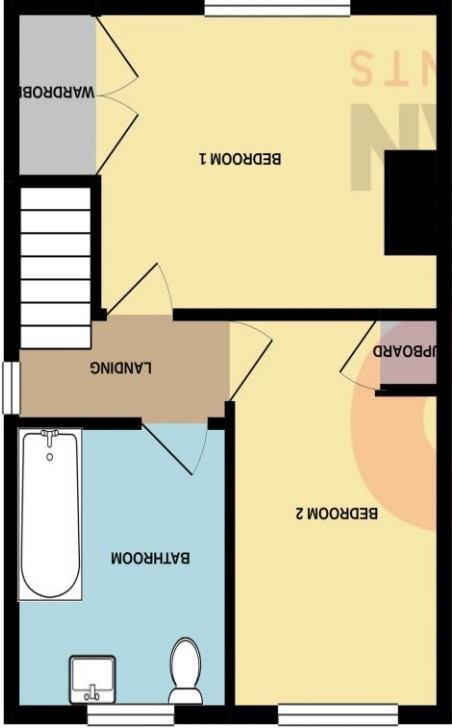
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
360 sq. ft. (33.5 sq. m.) approx.



1ST FLOOR
360 sq. ft. (33.5 sq. m.) approx.



TOTAL FLOOR AREA: 721 sq. ft. (67.0 sq. m.) approx.
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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