



**West Road, Bromsgrove**

Guide Price £400,000

**Features:**

- Three bedroom semi-detached
- Lounge with log burner
- Refitted kitchen/diner
- Refitted family bathroom
- Cellar
- Large rear garden
- Off-road parking
- EPC - TBC

**Description:**

This impeccable semi-detached house offers all the charms of an older style building and is deceptively spacious internally, occupying one of the sought-after and well-established areas in Bromsgrove. The layout briefly comprises: Entrance hallway, front dining room with fireplace, well-sized lounge with double windows and log burner, impressive kitchen/diner with integrated dishwasher, fridge, double oven, electric hob with extractor and country style sink, a downstairs W/C with plumbing for a washing machine and doors leading through to the rear garden. The kitchen also has door for access to the cellar, an ideal storage space. On the first floor, the extensive bedroom one is situated to the front of the property with included fireplace, as well as the well-sized bedroom two also with fireplace. The family bathroom, fitted by the current owner, includes a free-standing bath, separate shower and included cupboard storage. Stairs lead off to a spacious attic/bedroom three, having views over the rear garden and access panels to loft eaves along with fitted wardrobes. Further benefits include: Gas fired central heating, double glazing and relatively new boiler fitted by current owner three years ago. To the rear of the property, an extensive rear garden offers an initial patio area with space for garden furniture leading to a lawn area and pergola for further garden furniture offering a great space to entertain guests during those summer months. The front of the property boasts a large driveway with parking for two plus cars, and side access gate to the rear garden. Close to a choice of both private and state schooling, as well as within half a mile of Bromsgrove town, offering supermarket shopping, great local amenities along with travel links. The M5 and M42 motorways are close by, allowing travel links further afield.



**Details:**

**Entrance Hallway**

**Dining Room**

13' 1" max x 12' 3" (3.98m x 3.73m)

**Lounge**

13' 1" max x 12' 8" (3.98m x 3.86m)

**Kitchen/Diner**

15' 3" max x 16' 10" max (4.64m x 5.13m)

**Cellar**

16' 7" x 12' 0" (5.05m x 3.65m)

**Bedroom one**

16' 7" max x 12' 2" (5.05m x 3.71m)

**Bedroom two**

17' 3" x 14' 4" (5.25m x 4.37m)

**Bedroom three**

12' 9" x 10' 3" max (3.88m x 3.12m)

**Bathroom**

12' 0" max x 7' 2" max (3.65m x 2.18m)



**EPC Rating:** D

**Council Tax Band:** D (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 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](http://www.morganfs.co.uk)

### Property to sell?

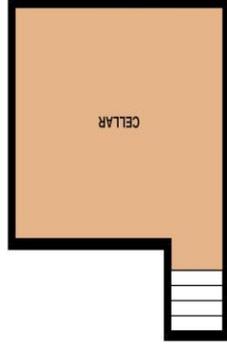
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

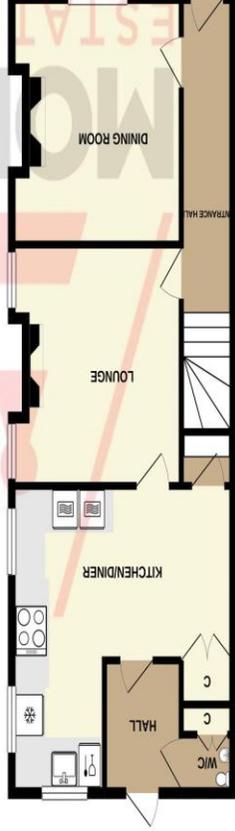
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

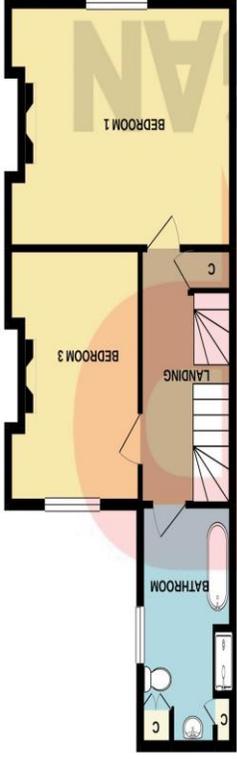
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



219 sq. ft. (20.3 sq.m.) approx.



652 sq. ft. (60.6 sq.m.) approx.



500 sq. ft. (46.4 sq.m.) approx.



271 sq. ft. (25.2 sq.m.) approx.

TOTAL FLOOR AREA : 1642 sq. ft. (152.5 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 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.

Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.