

AP MORGAN



**Railway Walk, Bromsgrove**  
Guide Price £205,000

**Features:**

- Beautifully presented, freehold coach house
- Two double bedrooms
- Dual aspect lounge area
- Newly fitted kitchen
- Principle bathroom
- Integral garage
- Located on a modern residential development
- EPC - C

**Description:**

A beautifully presented, detached, coach house style property offering two fantastic sized double bedrooms, modern open plan living room and with the added benefit of being a freehold property. An ideal home as a first-time purchase, located in the desirable and modern residential development of Breme Park, Bromsgrove. In brief the property consists of an entrance hallway with integral door to garage, stairs leading to the first-floor landing which offers large cupboard storage and two windows with rear outlook, a spacious open plan living area with dual aspect views, a recently refitted contemporary kitchen, offering integrated Bosch oven with gas hob and extractor hood over, space for washing machine, dishwasher and tall fridge freezer along with inset sink having stylish mixer tap with pull out spray head. Situated at the opposite end of the landing, are two fantastic sized double bedrooms both with integrated wardrobes and a stylish principal bathroom offering a bathtub with overhead mixer shower. The property further benefits from having gas central heating system, boiler replaced approx. two years, double glazing throughout, new composite front door fitted last year, part boarded loft space for storage and hardwood flooring laid through the landing, living area, and both bedrooms. The frontage of the property benefits from an allocated off-road parking space and access to the integral garage to which benefits from fitted LED strip lighting and electrical socket. The modern property is well positioned to offer ease of access to Bromsgrove train station and many local shops and amenities within Aston Fields. Major road links are within easy reach and include the M5 and M42 motorways, excellent for commuting into Birmingham, Worcester and surrounding areas.



**Details:**

**Entrance Hallway**

**Garage**

18' 3" x 8' 2" (5.56m x 2.49m)

**First Floor**

**Open Lounge/Kitchen/Diner**

17' 1" x 17' 7" (5.20m x 5.36m) both max

**Bedroom One**

13' 4" x 9' 2" (4.06m x 2.79m) both max

**Bedroom Two**

11' 8" x 10' 2" (3.55m x 3.10m) both max

**Bathroom**

6' 3" x 7' 0" (1.90m x 2.13m)



**EPC Rating:** C

**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 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.morgans.co.uk](http://www.morgans.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.

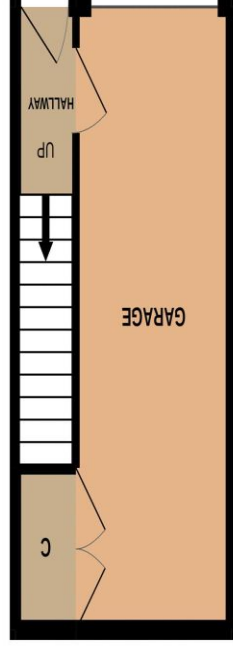
### Need a solicitor?

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.

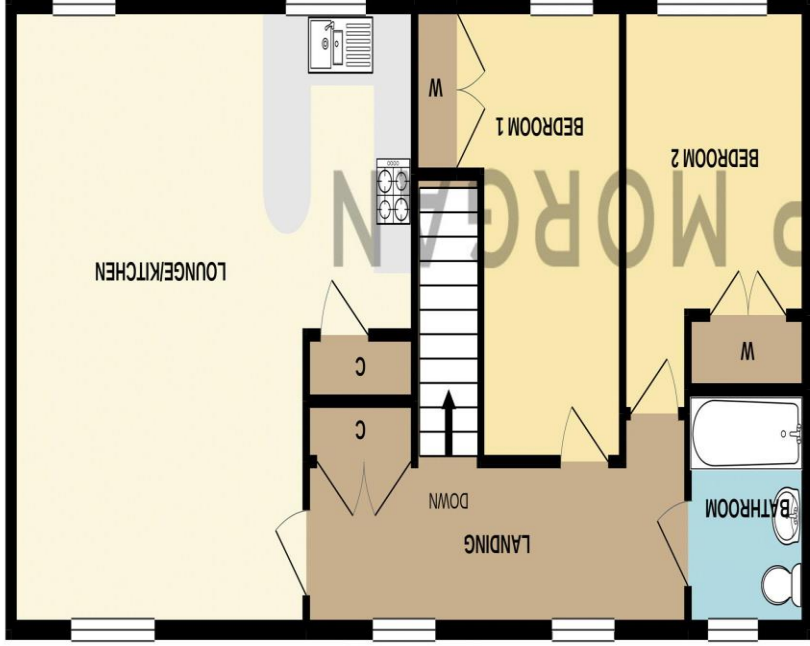
### Need a removal company and storage?

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.

GROUND FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



FIRST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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