

**AP MORGAN**



**Hillside Drive, Bromsgrove**  
Offers Over £210,000



**Features:**

- Mid-terraced house
- Three bedrooms
- Open plan lounge
- Dining room
- Fitted kitchen
- Block paved driveway
- Rear garden & garage
- EPC - C

**Description:**

A well-presented mid-terraced house situated in a fantastic location for commuting links including ease of access to the M5 & M42. The property in brief comprises of an entrance porch, hallway with stairs rising to the first floor landing, lounge with feature fireplace opening into the dining room having sliding doors to the rear garden, kitchen benefiting from inset sink, space for a range style cooker, fitted extractor hood and further space for a tall fridge/freezer, washing machine and dishwasher. Upstairs the first-floor landing gives off to double bedrooms one and two, with bedroom one benefiting from fitted wardrobe storage and views over the rear garden and fields beyond, a bedroom three with built in cupboard store and a refurbished family bathroom benefiting from bathtub and a separate shower cubicle. The property further provides, mostly boarded loft space for storage, double glazing and recently replaced central heating system and boiler. Outside to the rear situates a garden mostly laid to lawn with patio space for furniture and a rear access gate giving entry to the garage in a separate block. To the front is a block paved driveway allowing for off road parking. The property is set back from the main road and accessed via a service road, ideally placed to access major commuter links including the M5 and M42. The property is also within reach of Bromsgrove Town Centre offering a range of shops, eateries, leisure facilities and pubs.





## Details:

### Entrance Porch

### Hallway

### Lounge

12' 5" x 12' 3" (3.78m x 3.73m) max

### Dining Room

9' 8" x 8' 9" (2.94m x 2.66m)

### Kitchen

13' 0" x 6' 4" (3.96m x 1.93m) max

### First Floor Landing

### Bedroom One

12' 6" x 9' 3" (3.81m x 2.82m) max

### Bedroom Two

11' 6" x 9' 4" (3.50m x 2.84m)

### Bedroom Three

8' 5" x 6' 3" (2.56m x 1.90m) max

### Family Bathroom

9' 7" x 6' 1" (2.92m x 1.85m)

### Garage

16' 2" x 7' 9" (4.92m x 2.36m)

### 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.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.

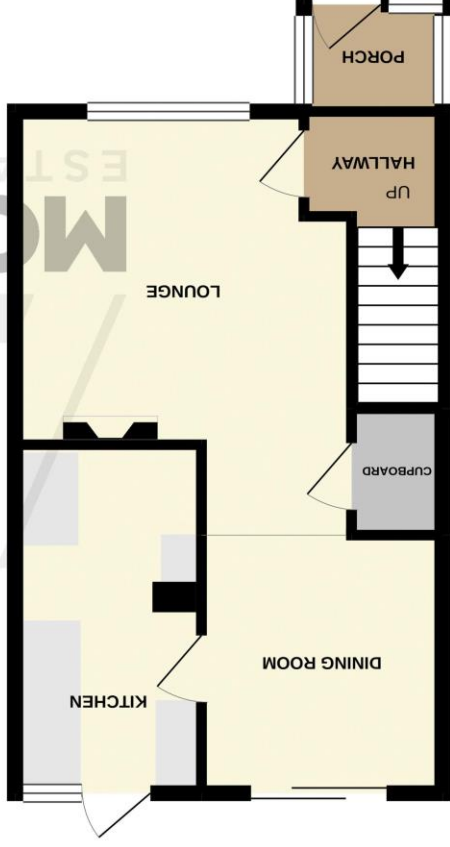
### Need a solicitor?

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.

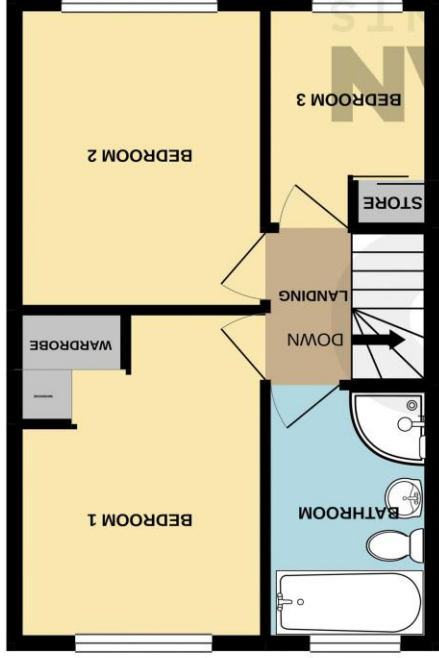
### Need a removal company and storage?

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.

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.  
What 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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