



**Moorfield Drive, Bromsgrove**

Guide Price £240,000

**Features:**

- No-onward chain
- Well extended semi-detached house
- Three bedrooms
- Shower wet room
- Fitted kitchen
- Spacious open plan lounge & dining room
- Tandem garage
- Rear garden and driveway

**Description:**

A well-extended, three-bedroom, semi-detached house with opportunity to open up further into the large garage space, situated in a popular area of Sidemoore, Bromsgrove. The interior of the property comprises: large entrance hallway, fitted kitchen having integrated double oven, inset sink and five burner gas hob with extractor hood over, spacious lounge opening into a dining area with large sliding doors to the rear garden. Upstairs the first-floor landing gives off to extended double bedrooms one and two, further bedroom three with fitted wardrobes and a wet room with power shower, lavatory and pedestal sink. To the rear of the property accommodates a block paved patio to lawn with planted borders and fenced boundaries, a rear access door to a garden storeroom with further door through to the tandem garage. Situated close by to local convenience shops and nearby to Bromsgrove town centre which offers an abundance of further shopping, leisure facilities, amenities and fantastic transport links including ease of access to the M5 & M42.



**Details:**

**Entrance Hallway**

**Kitchen**

11' 3" x 8' 9" (3.43m x 2.66m)

**Lounge**

12' 0" x 16' 0" (3.65m x 4.87m)

**Dining Area**

7' 8" x 16' 0" (2.34m x 4.87m)

**Tandem Garage**

25' 0" x 8' 3" (7.61m x 2.51m)

**Garden Store**

8' 0" x 8' 3" (2.44m x 2.51m)

**First Floor Landing**

**Bedroom One**

21' 0" x 9' 2" (6.40m x 2.79m) max

**Bedroom Two**

17' 8" x 6' 4" (5.38m x 1.93m) max

**Bedroom Three**

9' 0" x 9' 2" (2.74m x 2.79m)

**Shower Wet Room**

5' 0" x 6' 3" (1.52m x 1.90m)

**EPC Rating:** G

**Council Tax Band:** C (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?

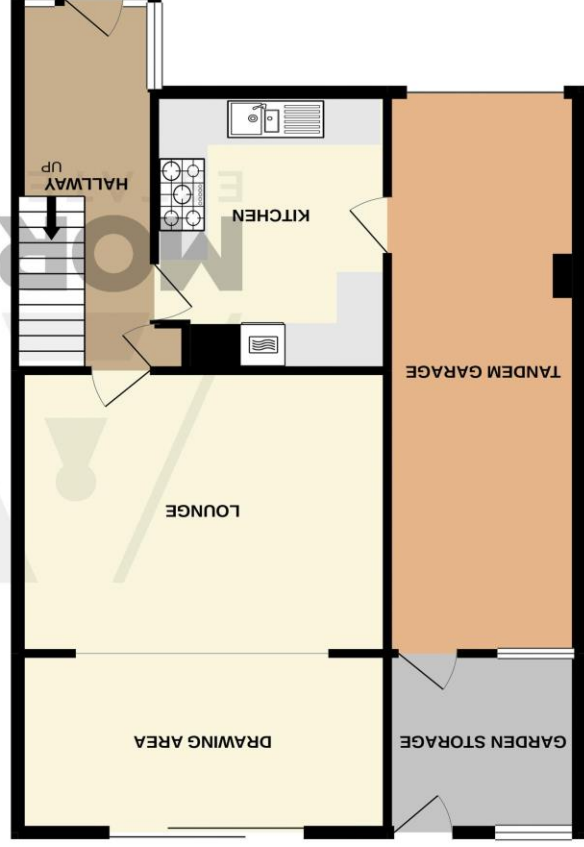
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

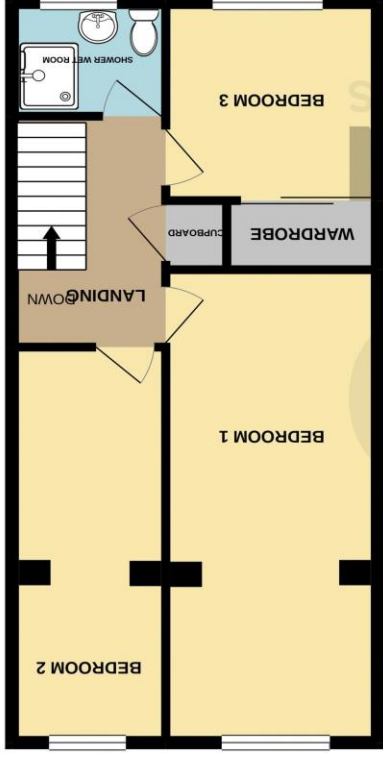
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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