



**AP**  
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**For Sale**  
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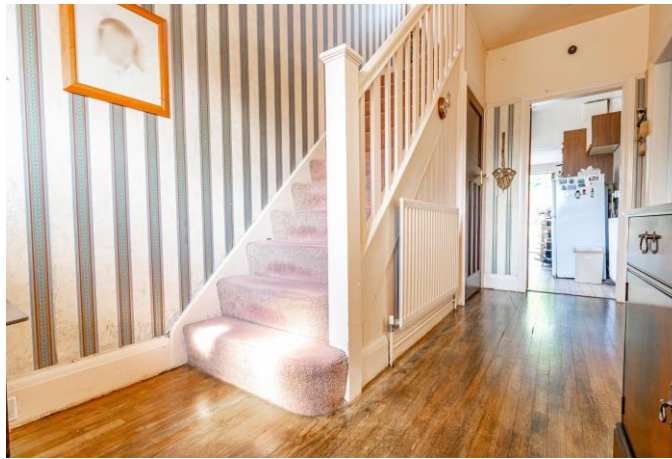
**Redditch Road, Bromsgrove**  
Offers Over £275,000

**Features:**

- No onward chain
- Characterful semi-detached house on a sizable plot
- Three bedrooms
- Lounge and separate dining room
- Extended kitchen
- Generous front and rear gardens
- Detached garage & large driveway for multiple cars
- EPC - TBC

**Description:**

A charming three-bedroom, semi-detached family home, in need of some renovations, occupying a sizable plot with excellent potential to extend further, situated in a popular area of Stoke Heath, Bromsgrove. In brief the property comprises an entrance porch, hallway with original wood flooring, stairs to the first floor landing, ground floor w/c, good sized lounge with feature coal effect gas fireplace and bay window, sizable dining room with further coal effect gas fireplace and double French doors leading out to the rear garden, extended kitchen having integrated double oven, gas hob and space for a washing machine, dishwasher, fridge freezer and tumble dryer. Upstairs the first-floor landing accommodates a family bathroom with bathtub and overhead shower, two sizable double bedrooms one and two and a further bedroom three. Outside the property boasts a generous rear garden offering initial patio space to well kept lawn with planted borders, further patio to the rear and a hedgerow with gate leading through to additional garden space to the rear with summerhouse. A side access gate offers entry to the front of the property which provides landscaped gardens and a substantial driveway for off-road parking. The area of Stoke Heath offers great catchment for local first, middle, and high schools as well as the prestigious Bromsgrove private school. Bromsgrove town is within reach providing a variety of leisure and high street facilities including restaurants, supermarkets and pubs. The property is also well placed to offer ease of access to major road links including the M5 and M42 for further travel.



**Details:**

**Entrance Hallway**

**Lounge**

13' 8" x 11' 7" (4.16m x 3.53m)

**Dining Room**

12' 6" x 11' 7" (3.81m x 3.53m) max

**Kitchen**

16' 6" x 7' 3" (5.03m x 2.21m) max

**Ground Floor W/C**

**First Floor Landing**

**Bedroom One**

14' 0" x 11' 7" (4.26m x 3.53m) max

**Bedroom Two**

11' 9" x 11' 7" (3.58m x 3.53m) max

**Bedroom Three**

7' 8" x 7' 5" (2.34m x 2.26m)

**Bathroom**

7' 6" x 7' 3" (2.28m x 2.21m) max

**Garage**

19' 2" x 9' 5" (5.84m x 2.87m)

**EPC Rating:**

**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?

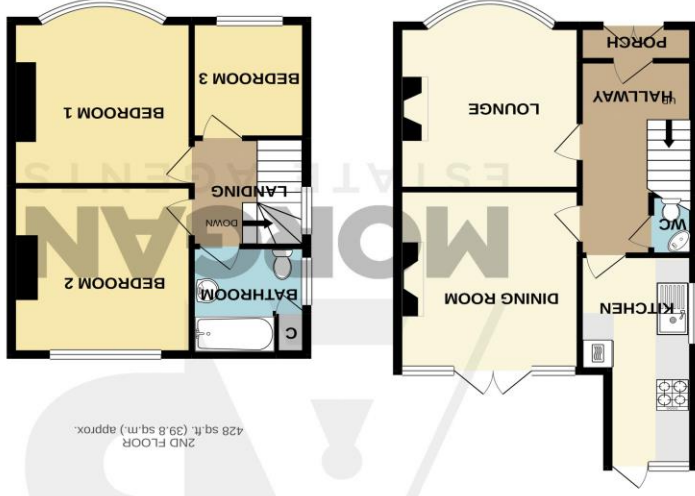
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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1ST FLOOR  
0 sq.ft. (0.0 sq.m.) approx.