



**Fordhouse Road, Bromsgrove**  
Offers Over £330,000



**Features:**

- Well-extended semi-detached house
- Four bedrooms
- Lounge & separate dining/sitting room
- Impressive breakfast kitchen
- Family bathroom, separate shower room and W/C
- Beautifully maintained rear gardens
- Front lawn, driveway & garage
- EPC - TBC

**Description:**

A well-extended, four-bedroom semi-detached family home offering substantial living space and beautifully maintained gardens, situated in a popular area of Bromsgrove. In brief the property comprises: entrance porch, hallway with stairs rising to first floor, well-presented lounge having a feature open fireplace, a further spacious reception room to the rear offering a dining area and sitting room with double French doors opening out to the garden, impressive breakfast kitchen occupying a central breakfast bar, range of fitted wall and base units having soft close cupboards, large fitted pantry store with fold out shelving, space for a range style cooker, American style fridge freezer and further appliances, and an internal door to the garage which benefits from fitted electrics and lighting. Upstairs the first-floor landing establishes a master bedroom with fitted wardrobe units, two additional double bedrooms two and three, with bedroom two having fitted wardrobes, good-sized single bedroom four, stylish family bathroom with walk in rainfall shower and separate spa bathtub, an additional shower room and separate W/C. To the rear the property boasts immaculately presented landscaped garden offering initial raised patio area to decking overlooking a generous lawn with planted borders, further patio to the rear and a gravelled area with timber shed storage. The front provides a further well-maintained lawn with an impressed concrete driveway for off-road parking. Further benefits include double glazing, gas central heating, rubber fitted roofing to extensions and regularly service boiler. The property is conveniently positioned within close proximity of Bromsgrove town centre offering a good range of shops, eateries, bars, leisure centres and local first, middle, and high schools. The area has excellent transport links via the local M5 and M42 motorway network, as well as regular train and bus services to Birmingham, Worcester and surrounding areas





**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

12' 7" x 11' 7" (3.83m x 3.53m)

**Sitting/Dining Room**

23' 9" x 11' 0" (7.23m x 3.35m) max

**Kitchen/Breakfast Room**

11' 5" x 17' 4" (3.48m x 5.28m) max

**Garage**

15' 3" x 9' 0" (4.64m x 2.74m)

**First Floor Landing**

**Bedroom One**

11' 7" x 11' 3" (3.53m x 3.43m) max inc wardrobes

**Bedroom Two**

11' 9" x 8' 9" (3.58m x 2.66m)

**Bedroom Three**

19' 8" x 10' 3" (5.99m x 3.12m)

**Bedroom Four**

8' 7" x 7' 4" (2.61m x 2.23m) max

**Family Bathroom**

10' 9" x 8' 9" (3.27m x 2.66m) max

**Shower Room**

5' 5" x 5' 5" (1.65m x 1.65m)

**W/C**

**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.

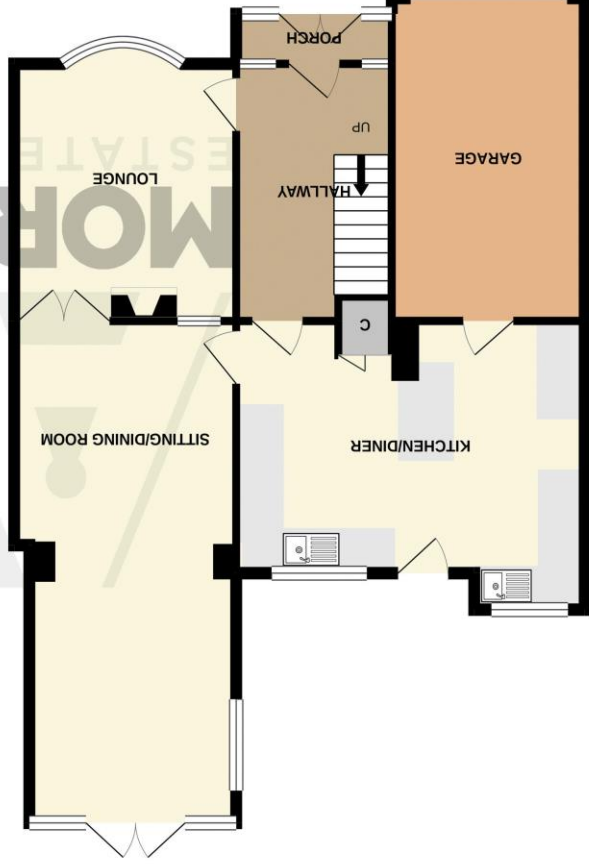
### Need a solicitor?

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.

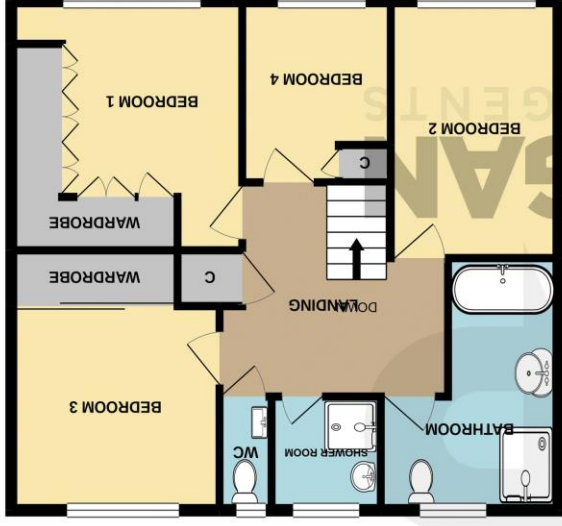
### Need a removal company and storage?

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  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 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 approximately 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.  
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