



Swallows Close, Bromsgrove
Offers Over £250,000

Features:

- Modern semi-detached house
- Three bedrooms
- Stylish fitted kitchen
- Lounge with double french doors to rear
- Family bathroom, ensuite to master & ground floor W/C
- Beautifully landscaped rear garden
- Front garden & two car driveway
- EPC - C

Description:

A beautifully presented modern three-bedroom semi-detached house constructed by Barrett homes in 2017, occupying a good position on a new residential development within reach of Bromsgrove Town centre. In brief the immaculate property comprises: entrance hallway with guest w/c, storage cupboard and stairs rising to the first floor, a contemporary fitted kitchen benefitting from integrated oven with ceramic hob and extractor hood over, integrated fridge/freezer, washing machine and dishwasher. The ground floor also accommodates a sizable lounge with double French doors opening out to the rear garden and a further storage cupboard. The first floor landing establishes a master bedroom with stylish shower room en-suite, a double bedroom two, a further good sized bedroom three offering views to the rear garden and countryside views beyond and a modern family bathroom with shower over bath. Outside to the rear, the property enjoys a beautifully landscaped garden having initial patio space to lawn, water feature (available under separate negotiation) pathway leading down to a further gravelled area with timber shed store having fitted electrics. A side gate allows for access to the two-car driveway and entry to the frontage. Additional benefits include 7 years remaining on NHBC warranty, boarded loft space with fitted wooden loft ladder and larger than average access hatch, external electrical sockets, lighting and water tap, gas central heating, double glazing and a regularly serviced boiler. The property is situated on the sought-after Norton Farm development popular for its proximity to Bromsgrove town centre offering a variety of leisure facilities, restaurants, shops, pubs and ease of access to major road links including the M5 and M42.



Details:

Entrance Hallway

Kitchen

12' 1" x 8' 0" (3.68m x 2.44m)

Lounge

14' 5" x 15' 0" (4.39m x 4.57m) max

Ground Floor W/C

First Floor Landing

Master Bedroom

13' 7" x 8' 5" (4.14m x 2.56m) max

En-suite

4' 3" x 8' 4" (1.29m x 2.54m) max into shower

Bedroom Two

10' 2" x 8' 4" (3.10m x 2.54m)

Bedroom Three

8' 8" x 6' 2" (2.64m x 1.88m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m) max

EPC Rating: B

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

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.

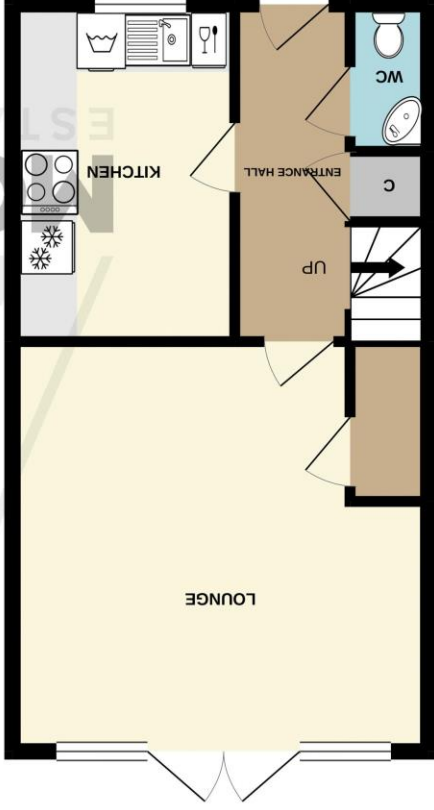
Need a solicitor?

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.

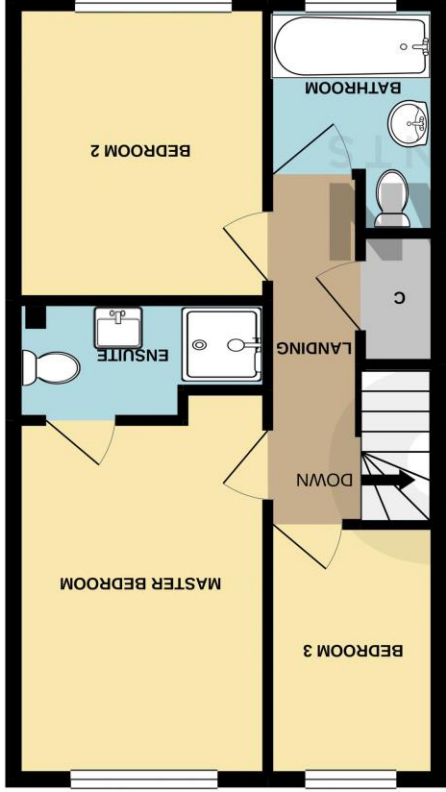
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 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 approximate and no responsibility is taken for any error. 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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TOTAL FLOOR AREA : 831sq.ft. (77.2 sq.m.) approx.

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