



Foley Gardens, Bromsgrove

Auction Guide Price £300,000

Features:

- Detached cottage on substantial plot of land
- Excellent investment opportunity
- Two bedrooms
- Lounge & Kitchen
- Ground floor bathroom
- Extensive gardens to front and side
- Driveway & garages
- EPC - TBC

Description:

A unique opportunity to purchase a two bedroom cottage set on a substantial plot of land with previous planning permissions granted to extend the existing dwelling. An excellent investment opportunity within a superb semi-rural location of Stoke Prior, Bromsgrove. The property briefly comprises of, entrance hallway, large ground floor bathroom, two good-sized storage cupboards, well-proportioned lounge with feature open fireplace, hall with stairs rising to the first floor landing and a kitchen with views and access to the rear. Upstairs the first floor landing offers a double bedroom one with fireplace and a good-sized bedroom two offering elevated views out to the large rear gardens and countryside beyond. Outside the property boasts an expansive rear garden having initial patio with two brick built shed stores, to lawn, mature apple trees to the rear and countryside beyond. Additionally a further sizable garden plot is situated to the side of the property providing space for additional developments or extensions pending relevant planning permissions. Furthermore two garages offer space for parking and additional storage, with a double driveway to the front for off-road parking. This property is located in a desirable semi-rural area of Bromsgrove, not far from local shops and amenities. The M5 is easily accessible, providing motorway links to Birmingham City Centre, and Bromsgrove Train Station is less than 3 miles away, providing services to Birmingham, Worcester and surrounding areas.



Details:

Entrance Hall

6' 6" x 10' 9" (1.98m x 3.27m)

Living Room

12' 0" x 12' 0" max (3.65m x 3.65m)

Kitchen

7' 8" max x 12' 0" (2.34m x 3.65m)

Bathroom

7' 9" x 10' 5" (2.36m x 3.17m)

First Floor Landing

Bedroom One

12' 0" x 12' 1" max (3.65m x 3.68m)

Bedroom Two

5' 0" x 12' 1" (1.52m x 3.68m)

Garage

15' 9" x 8' 5" (4.80m x 2.56m)

Garage

15' 9" x 8' 5" (4.80m x 2.56m)

EPC Rating:

Council Tax Band: E (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.

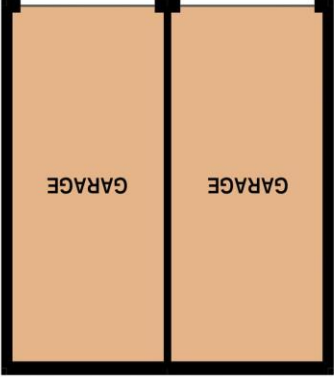
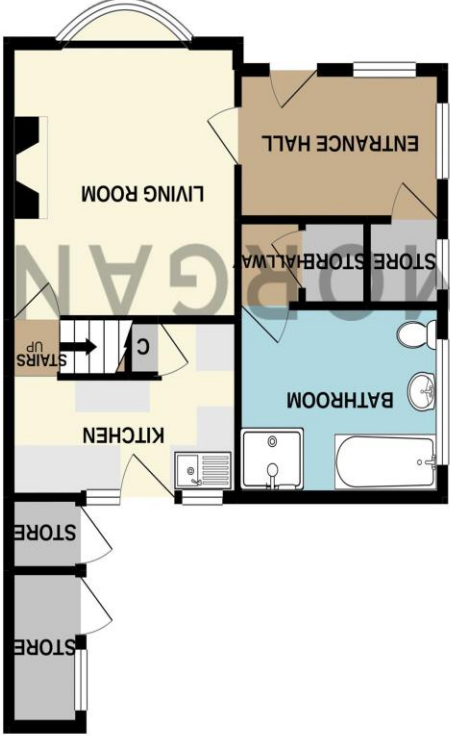
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

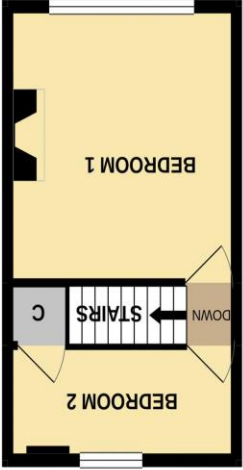
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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
230 sq.ft. (21.4 sq.m.) approx.

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