

AP MORGAN



Woodrow Lane, Bromsgrove
Offers Over £280,000

Features:

- Unique detached property with excellent potential
- Four bedrooms
- Three reception rooms
- Family bathroom, master with en-suite & GF shower room
- Converted garage into commercial dog grooming premises
- Convenient for local shops
- Easy reach of motorway links
- EPC - C

Description:

A uniquely laid, detached house, currently set up as a six bedroom property with individually let rooms and a converted garage to the side to incorporate a commercial premises. The property offered excellent opportunity to change back into a detached family home, or HMO for investment. The internal layout briefly comprises; entrance hall, reception room and kitchen to the rear, large hallway with stairs rising to the first floor landing, two reception rooms to the front aspect (currently being used as bedrooms), and a ground floor shower room. Rising upstairs, the first floor landing offers; master bedroom with en-suite shower room, double bedrooms two and three, single bedroom four and a family bathroom. Externally the property enjoys an extensive rear garden with excellent potential to extend the property further STPP, and a large front driveway. The existing garage has been converted for use as a commercial dog grooming premises, but offers opportunity to convert into beauty salon, barbers, etc. The property is located opposite various convenience shops, restaurants and ease of access to the M5 AND M42 motorway network.



Details:

Entrance Hallway

Reception room

9' 8" x 9' 0" (2.94m x 2.74m)

Kitchen

9' 8" x 7' 3" (2.94m x 2.21m)

Reception Room

9' 6" x 9' 2" (2.89m x 2.79m)

Reception Room

9' 6" x 10' 6" (2.89m x 3.20m) both max

Shower Room

First Floor Landing

Master Bedroom

14' 6" x 10' 10" (4.42m x 3.30m) both max

En-suite Shower Room

Bedroom Two

10' 0" x 12' 5" (3.05m x 3.78m) both max

Bedroom Three

11' 5" x 8' 10" (3.48m x 2.69m) both max

Bedroom Four

6' 2" x 9' 0" (1.88m x 2.74m)

Bathroom

10' 10" x 4' 4" (3.30m x 1.32m)

Converted Garage

EPC Rating: C

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.

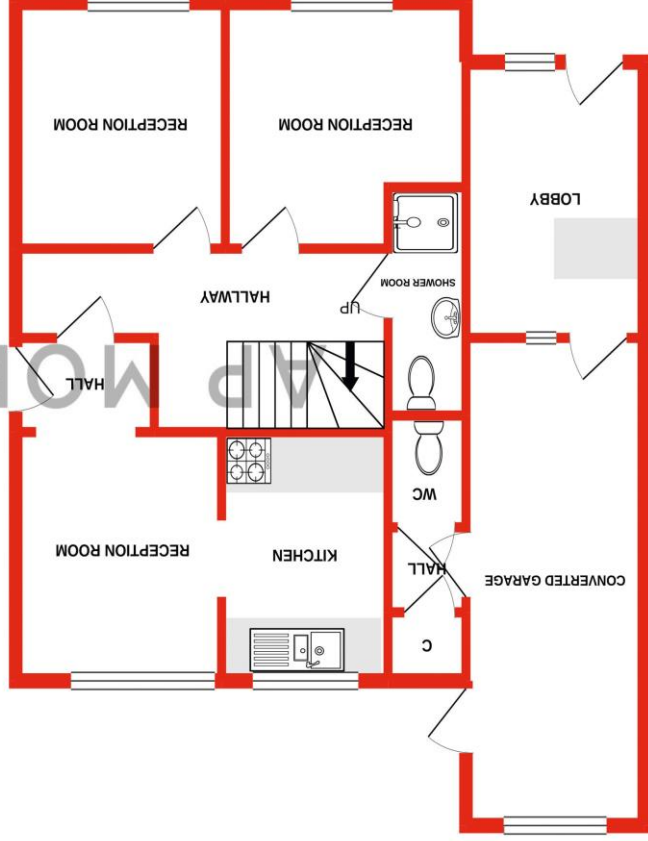
Need a solicitor?

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.

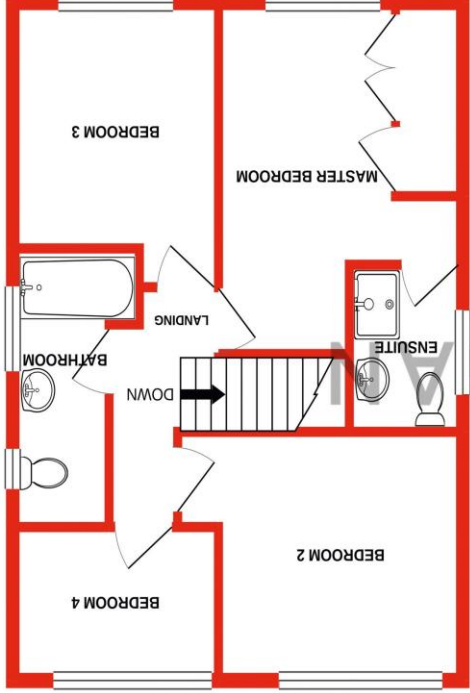
Need a removal company and storage?

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, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 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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TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

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