

AP MORGAN



Hewell Avenue, Bromsgrove
Offers Over £210,000

Features:

- Fully refurbished semi-detached house
- Two sizable double bedrooms
- High-spec fitted kitchen
- Dual aspect lounge with feature fire
- Contemporary fitted bathroom
- Brick built lean-to with storage rooms
- Generous rear garden & large re-tarmacked front drive
- EPC - D

Description:

A superb example of a lovingly refurbished, and generous, semi-detached house, having been stripped back and extensively refitted to a high standard, situated in a popular area of Charford, Bromsgrove. In brief, the modern interior of the property comprises, entrance hallway, dual aspect lounge with high end wall mounted fire and sliding double glazed patio doors to the rear, completely re-fitted contemporary kitchen boasting a range of sleek wall and base units complete with integrated gas oven and grill, five burner gas hob with modern extractor hood over and space for fridge/freezer washing machine, tumble dryer and dishwasher. Access through to a replaced lean-to offers front and rear external doors and two good sized brick built storage rooms. Moving upstairs, the well-presented finish continues, giving off to a newly fitted and modern bathroom having fitted power shower over bath which runs straight from the boiler, sizable master bedroom with dual aspect views and a further, well-proportioned, double bedroom two with built in cupboard storage. To the rear of the property boasts an extensive enclosed garden, having been stripped back by the current owner to allow for a fresh re-configuration by the new buyer offering excellent opportunity for a superb outdoor entertainment space. To the front of the property, a newly laid tarmacked driveway provides ample off-road parking for multiple cars. Additionally the property has undergone a full rewire throughout with new fuse board, all new boiler system (inc manufactures warranty) and piping, newly fitted carpets, wireless thermostat, re-plastered and replaced flooring, contemporary styled wall rads, re-placed double glazing throughout, and loft space for storage. The property is located close to a choice of sought after schooling across all ages, community facilities, shop and café, with good access to both Bromsgrove town centre amenities and local road networks including ease of access to the M5 and M42 for travel to surrounding areas.



Details:

Entrance Hallway

Lounge

16' 5" x 10' 6" max (5.00m x 3.20m)

Kitchen

12' 5" x 11' 7" (3.78m x 3.53m) both max

Lean-to

17' 0" x 3' 4" (5.18m x 1.02m)

Shed store

6' 1" x 6' 0" (1.85m x 1.83m)

Shed Store

2' 7" x 6' 0" (0.79m x 1.83m)

First Floor Landing

Bedroom One

16' 5" x 10' 7" max (5.00m x 3.22m)

Bedroom Two

10' 1" x 11' 8" (3.07m x 3.55m) both max

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

EPC Rating: D

Council Tax Band: B (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?

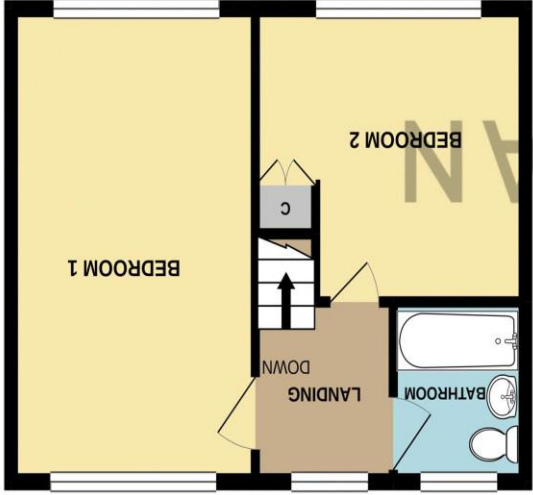
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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