



AP MORGAN

Dodford Road, Bromsgrove
Offers in Excess of £280,000

Features:

- Immaculately presented, & charming end terraced house
- Two bedrooms & loft room/office
- Lounge with feature gas fireplace
- Country style fitted breakfast kitchen
- Modern ground floor bathroom
- South facing rear garden with large summerhouse
- Sought after semi-rural location
- EPC - D

Description:

A charming period style, two bedroom, end terrace house, situated in the desirable semi-rural location of Bournheath, Bromsgrove. The property is approached via an attractive walled fore-garden and is entered through an enclosed porch. From the porch, the immaculately presented interior of the property, briefly comprises of; lounge with feature gas fire and surround, attractive breakfast kitchen encompassing a range of country style wall and base units, solid wood counter tops, integrated oven with electric hob and extractor hood over; while a modern style three piece bathroom provides a shower over bath, to complete the ground floor. Upstairs the first floor landing establishes, a sizable double bedroom one, and a well-proportioned bedroom two; while a further staircase rises to a loft room, which presents fantastic storage or office space for any working professional; in addition to large eaves storage areas with access doors. At the rear of the house enjoys a beautifully maintained south facing garden, mostly laid to low maintenance artificial grass with well stocked planted borders, and featuring a sizable timber summer house to the rear benefiting from fitted electrical sockets. Further benefits include gas central heating and double glazing throughout, traditional sash style windows to the front aspect keeping with the period style of the property, solid wood internal doors throughout, and cast iron radiator in the front lounge. The semi-rural hamlet of Bournheath is situated approximately three miles from Bromsgrove town centre and offers a variety of village pubs, restaurants, village hall and country walks. Due to the rural location there is often sightings of alpacas and horses on the local bridleway paths and country roads. Well regarded schooling can be found in the nearby village of Fairfield, while the property also provides ease of access to major road links including the M5 and M42 for further travel and commuting.



Details:

Entrance Porch

Lounge

12' 0" x 11' 7" to front of cupboards (3.66m x 3.52m)

Breakfast Kitchen

11' 8" max to lounge door x 13' 0" (3.56m x 3.97m)

Bathroom

7' 10" x 5' 6" (2.38m x 1.67m)

Summer House

11' 10" x 9' 10" (3.60m x 3.0m)

First Floor Landing

Bedroom One

12' 1" x 13' 1" (3.69m x 3.99m) both max

Bedroom Two

6' 2" x 13' 0" (1.87m x 3.97m) both max

Stairs Rise to Loft Room

Loft Room/Office

10' 2" x 12' 6" (3.09m x 3.82m)

EPC Rating: D

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.

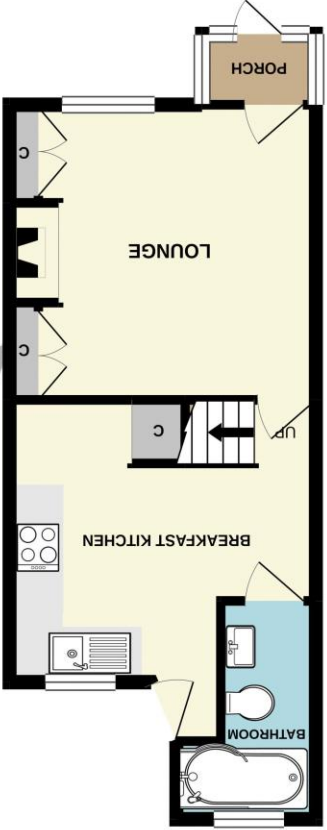
Need a solicitor?

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.

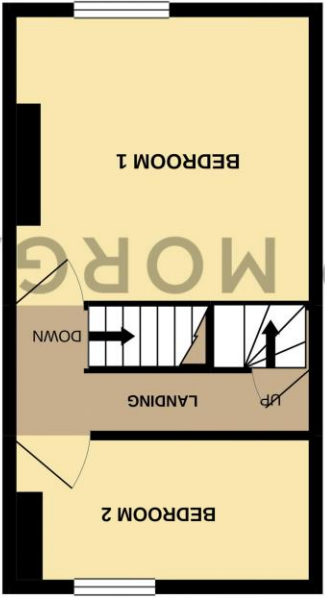
Need a removal company and storage?

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

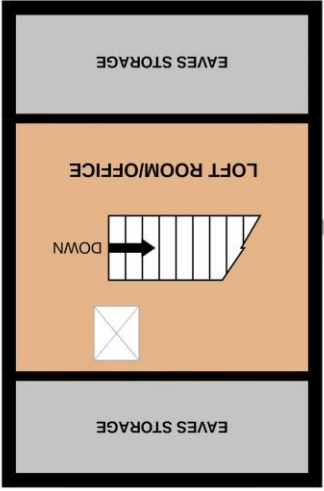
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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.
Made with Metropix ©2021

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.