

AP MORGAN



Brook Road, Bromsgrove
Guide Price £255,000

Features:

- Characterful early 1900's end of terraced house with period features
- Lounge & separate dining room with feature log burner
- Well-proportioned kitchen & utility area
- Stylish four piece family bathroom & ground floor W/C
- Bright conservatory with rear outlook
- Two double bedrooms
- Re-landscaped rear garden & driveway for three cars
- EPC - E

Description:

A fantastic opportunity to purchase a deceptively spacious and charming end of terraced house, presenting a wealth of period style features and occupying a sought after location in an older part of Bromsgrove rich in local history. Upon entering the property you are welcomed by an inviting lounge, offering a feature electric log burner and oak effect floor, leading through to an impressive dining room, complete with its original stove set into the chimney breast. A comprehensively fitted kitchen leads through to an additional utility area with plumbing for a washing machine and space for tumble dryer, re-fitted w.c. off and opening out to a bright and airy conservatory. Moving upstairs, the immaculately presented interior continues offering, two double bedrooms and an impressive family bathroom, boasting freestanding roll top bath and separate shower enclosure. Outside the property enjoys a generous re-landscaped rear garden, being mostly laid to lawn, raised decking benefiting from afternoon sun, timber shed store and side access through to the frontage. The front aspect benefits from a large driveway to the side and in front of the property providing off road parking for multiple cars. Additional benefits include, gas central heating with radiators replaced throughout by the current owners, double glazing, and a sizable boarded loft space with fitted lighting and loft ladder. Situated nearby to Sanders Park, a local shop and restaurant, with a choice of both private and state education near by, and easily walkable into the town centre; offering a variety of shops, leisure facilities, eateries, and well-regarded schooling. The property is also well positioned for access to major road links including the M5 & M42.



Details:

Lounge

10' 11" x 12' 7" (3.32m x 3.83m) both max

Dining Room

14' 5" max into doorway x 12' 7" max (4.39m x 3.83m)

Kitchen

10' 4" x 6' 11" (3.15m x 2.11m)

Utility Area

4' 1" x 5' 3" (1.24m x 1.60m)

Conservatory

7' 8" x 7' 7" (2.34m x 2.31m)

Ground Floor W/C

First Floor Landing

Bedroom One

10' 11" x 12' 8" (3.32m x 3.86m) both max

Bedroom Two

11' 6" x 9' 4" (3.50m x 2.84m) both max

Bathroom

10' 4" x 6' 11" (3.15m x 2.11m)

EPC Rating: E

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.

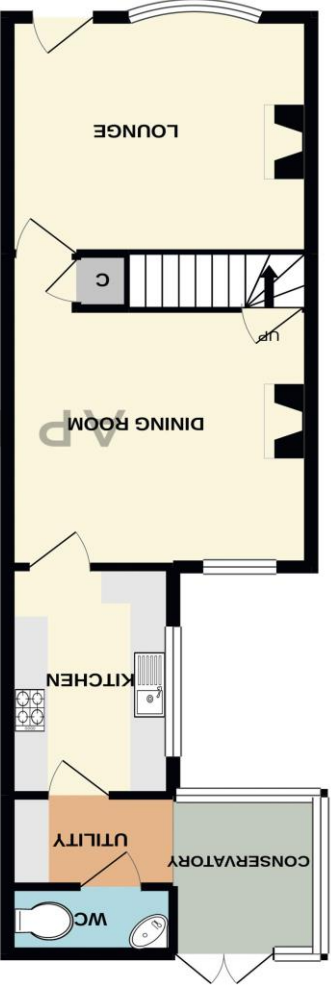
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Need a removal company and storage?

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
475 sq. ft. (44.1 sq.m.) approx.



1ST FLOOR
386 sq. ft. (35.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the foregoing 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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