

AP MORGAN



Cobnall Road, Bromsgrove
Offers in Excess of £180,000

Features:

- Well-presented mid-terraced house
- Two double bedrooms & loft room
- Lounge
- Breakfast kitchen with range cooker
- Ground floor w/c & family bathroom
- Large rear garden with countryside beyond
- Off-road parking available
- EPC - D

Description:

A well-presented, two-bedroom, mid-terraced property situated within the popular location of Catshill, Bromsgrove. The property, in brief, benefits from: entrance hallway with stairs rising to the first floor landing, good sized lounge, breakfast kitchen with included range cooker, rear lobby giving access to the garden, ground floor w/c and utility room. Moving upstairs the first-floor landing gives off two well-proportioned double bedrooms, with bedroom one having integrated storage and a stylish refitted family bathroom offering shower over bath. The landing also situates a fixed staircase rising up-to a generous loft room/store. Outside the property boasts an extensive rear garden with initial patio area to lawn and decking to the rear providing a perfect space for garden furniture and hot tub with views to open fields. Additionally the property benefits from gas central heating and double glazing. Situated in Catshill just North of Bromsgrove town, the property sits within reach of a small variety of shops, local amenities and within close proximity to the M5 (junction 5) and M42 (junction 1), Catshill is a convenient location to commute to and from Birmingham and Worcester.



Details:

Entrance Hallway

Lounge

13' 7" x 12' 6" max (4.14m x 3.81m)

Kitchen/Breakfast Room

8' 8" x 15' 11" (2.64m x 4.85m)

Lobby

Ground floor W/C

6' 2" x 7' 8" (1.88m x 2.34m)

First Floor Landing

Bedroom One

7' 8" x 12' 7" (2.34m x 3.83m) both max

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.94m) both max

Family Bathroom

11' 2" x 5' 9" (3.40m x 1.75m) both max

Loft Room

12' 7" x 14' 7" (3.83m x 4.44m) max

Garden Store

2' 6" x 7' 8" (0.76m x 2.34m)

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.

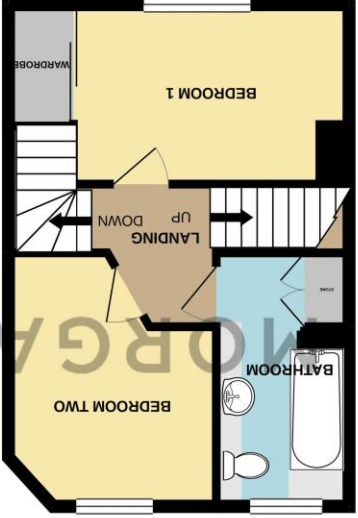
Need a removal company and storage?

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.

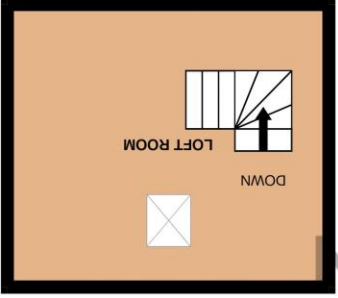
GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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