

AP MORGAN



Flavel Road, Bromsgrove
Guide Price £185,000

Features:

- Well-proportioned semi-detached house
- Two double bedrooms
- Bathroom with shower over bath
- Generous open plan living/dining room
- Fitted kitchen
- Deceptively large rear garden
- Larger than average detached garage
- EPC - TBC

Description:

A well-proportioned, two double bedroom, semi-detached house, situated in a popular location of Charford, Bromsgrove. In brief the interior layout of the property briefly comprises; entrance hallway with stairs rising to the first floor landing and handy under stairs cupboard; generous dual aspect lounge/dining room spanning the full length of the property with sliding patio doors out to the rear garden; fitted kitchen with space for built under appliances including fridge, freezer and washing machine and integrated oven with electric hob over. The first floor of the property establishes two good-sized master bedrooms, with bedroom one providing large built in wardrobe storage and airing cupboard; in addition to a three piece bathroom suite providing shower over bath. Externally the property boasts a deceptively large rear garden, laid initially to a paved patio seating area to lawn with mature planted borders, then extending back further offering excellent potential. A side passage offers a personnel door through to the longer than average concrete garage offering fantastic storage space; while a side gate gives entry to the front of the property having a block paved driveway and mature front garden. Additional benefits include a insulated loft space with fitted loft ladder and lighting, gas central heating and double glazing. Situated within reach of local primary and secondary schooling and Bromsgrove town offering a variety of supermarket shopping, leisure facilities, restaurants, and pubs. The property also allows for ease of access to major road links including the M5 and M42 motorways.



Details:

Entrance Hallway

Open plan living/dining room

19' 5" x 11' 0" (5.92m x 3.35m) both max

Kitchen

12' 2" x 7' 5" (3.70m x 2.27m) both max

First Floor Landing

Bedroom One

8' 4" x 12' 4" to front of wardrobes (2.54m x 3.76m)

Bedroom Two

10' 11" x 10' 0" (3.32m x 3.06m)

Bathroom

5' 8" x 7' 1" (1.72m x 2.15m)

Garage

19' 6" x 8' 6" (5.94m x 2.60m)

EPC Rating:

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.



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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.

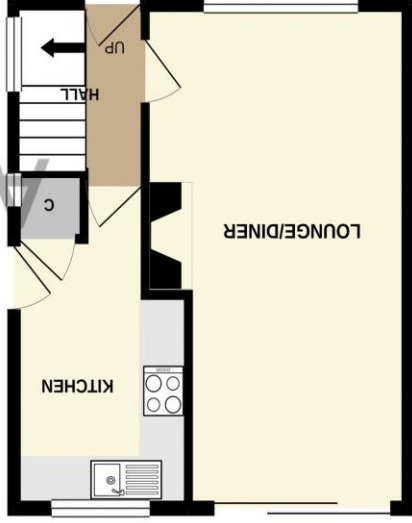
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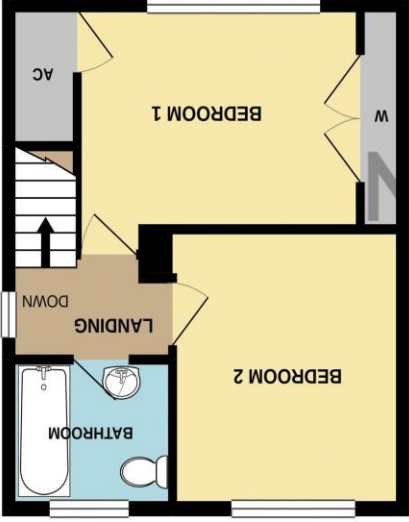
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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



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



TOTAL FLOOR AREA : 678sq.ft. (63.0 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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