

AP MORGAN



Regal Gardens, Bromsgrove
Asking Price £310,000

Features:

- Modern three bedroom end terraced house
- Close to Bromsgrove Town
- Lounge with French doors to garden
- Family bathroom, en-suite & ground floor W/C
- Attractive shaker style kitchen/breakfast room
- Well-presented rear garden
- Off-road parking for two cars
- EPC - C

Description:

An excellent opportunity to purchase this beautifully presented, three bedroom, end terraced property, occupying a small development off the Worcester Road in Bromsgrove.

The property is approached via a block paved driveway offering parking for two cars comfortably, and an open canopy porch over the front door.

Once inside the welcoming and beautifully presented interior briefly comprises: Entrance hallway with panelled walls, ground floor w/c, attractive shaker style kitchen offering a range of fitted wall and base units, breakfast bar, hidden pull out bin store, integrated oven, combi microwave grill, dishwasher and inset sink. To complete the ground floor is a good sized lounge have French door out to the rear garden.

Rising upstairs, the first-floor landing has doors that radiate off to; Master Bedroom with built-in wardrobes and access to an En-suite shower room; double bedroom two; good sized single bedroom three; and a modern family bathroom to complete the upper floor.

To the rear of the property enjoys access to a good-sized rear garden, being mostly laid to lawn, with paved patio, timber fenced boundaries, and a side access gate opening into a generously sized side entry, ideal for bin storage and access to the front of the property.

Further benefits include gas fired central heating system, double glazing, re-fitted carpets and flooring, external security light and tap, and a partially boarded loft space with pull down ladder.



The property is conveniently positioned for excellent public and state schools, including the prestigious Bromsgrove Private School, local shop, leisure facilities, superstores and Sanders Park, as well as reasonably walkable to the High street shopping area, In addition to easy access to A38, M5 motorway and Railway station at Aston Fields.

Details:

Entrance Hallway

Ground Floor W/C

Lounge 12'7" x 16'7" (3.84m x 5.05m)

Kitchen/Breakfast Room 15' x 8'6" (4.57m x 2.6m)

First Floor Landing

Master Bedroom 12'4" x 9'5" (3.76m x 2.87m)

En-suite Shower Room

Bedroom Two 11'11" x 8'2" (3.63m x 2.5m)

Bedroom Three 8'1" x 7'8" (2.46m x 2.34m)

Family Bathroom

EPC Rating: C

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 Wiser Mortgage Advice. 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.wisermortgageadvice.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.

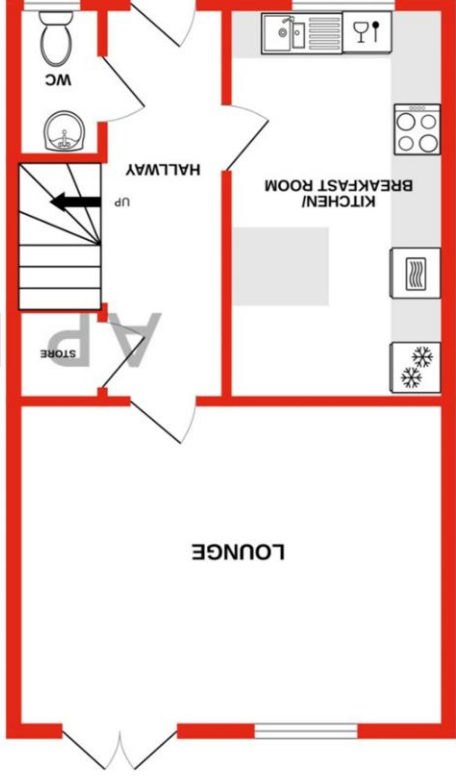
Need a solicitor?

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.

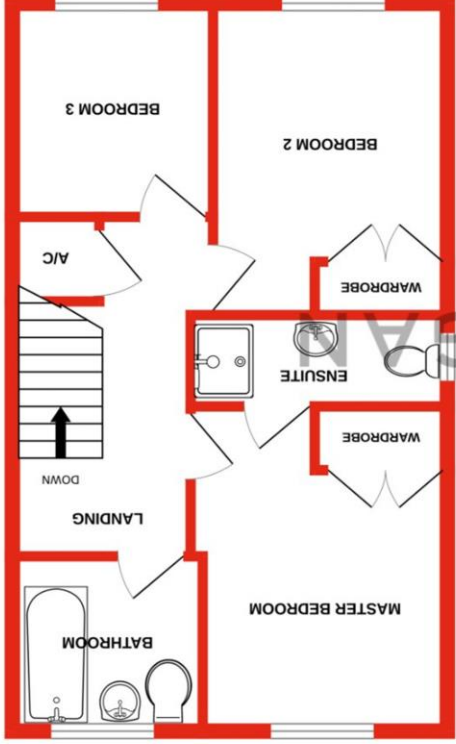
Need a removal company and storage?

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, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 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 efficacy can be given.
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