

AP MORGAN



New Wharf, Tardebigge, Bromsgrove
Offers Over £450,000

Features:

- Beautiful Grade II listed mid-terraced house
- Three good sized bedrooms
- Open plan living space
- Modern fitted kitchen
- Bathroom, En-suite and downstairs W.C
- Lovely well maintained garden
- Multi-car driveway
- Picturesque canal side location

Description:

Idyllically situated at the edge of the Worcester and Birmingham Canal, in Tardebigge. This characterful mid-terraced Grade II listed property originally dates back to 1811, and was converted from a canal warehouse to a home in 2012. Finished to an exceptionally high standard throughout, winning an LABC Building Excellence Award in 2013, it was completed for the opening of the Tardebigge tunnel, located in the conservation area of Tardebigge New Wharf. Offered with an open plan living area with kitchen, three bedrooms, an en suite to the master bedroom, delightful landscaped garden, off road parking and stunning views of the canal and countryside beyond.

Situated privately away from the main road, the property is approached via a gravelled driveway providing off road parking for three vehicles.

French doors lead directly into the open plan living area with further French doors providing access to the rear garden, living flame fireplace to the lounge area and a modern fitted kitchen with a Belfast sink and integrated fridge/freezer, dishwasher, oven, hob, griddle and extractor. Also situated on the ground floor is the handy utility/downstairs wc.

Stairs lead up to the first floor landing with storage cupboard and doors off to; the master bedroom boasting a vaulted ceiling with exposed beams, canal views and modern en suite shower room; double bedroom two with vaulted ceiling, exposed beams and garden/canal views; bedroom three also with exposed beams and garden/canal views; and the main bathroom with a shower situated over the bath.



Outside, New Wharf House enjoys a delightful landscaped rear garden with a block paved patio and manicured hedging to shaped raised beds and the property boundaries.

The property is situated on the edge of the Worcester and Birmingham Canal in the semi-rural area of Tardebigge, ideal for those seeking tranquillity and country walks. Within near distance is Bromsgrove town centre, offering a range of convenience stores, supermarkets, restaurants, leisure centres, schools, and other services including doctor and dentist surgeries, a library and a popular golf club, and is an ideal town for growing families. In addition, there is access to the motorway network via M5 (junctions 4 and 5) and M42 (junction 1).

Details:

Living Room/Kitchen 24'9" x 24'1" (7.54m x 7.34m)

Bedroom One 16'1" x 12'8" (4.9m x 3.86m)

Bedroom Two 12'1" x 12' (3.68m x 3.66m)

Bedroom Three 9'1" x 8'7" (2.77m x 2.62m)

Bathroom 8'8" x 5'6" (2.64m x 1.68m)

En-Suite 8'8" x 4'1" (2.64m x 1.24m)

Utility Room/W.C 7'6" x 4' (2.29m x 1.22m)

EPC Rating: To be confirmed

Council Tax Band: (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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Property to sell?

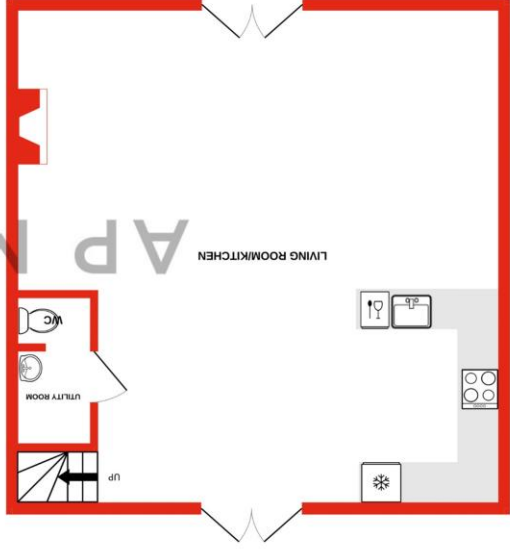
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

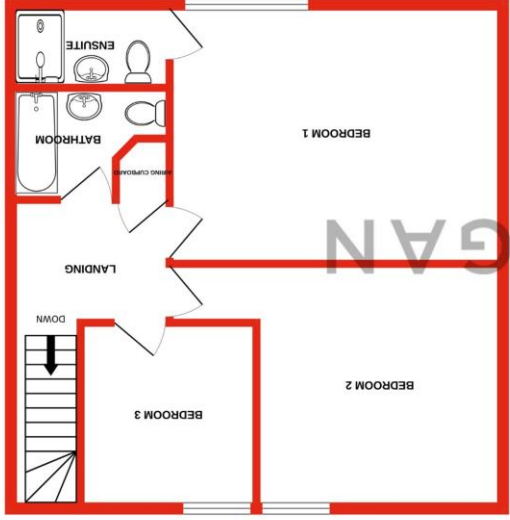
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GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 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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