

**AP MORGAN**



**Rosemary Drive, Stoke Prior,**  
Guide Price £325,000

### Features:

- No Onward Chain
- Three Bedroom Bungalow
- Corner Plot
- Conservatory
- South facing private garden
- Driveway for multiple vehicles
- Garage
- EPC - D

### Description:

\*\*\*No Onward Chain\*\*\*

Welcome to this charming three bedroom bungalow, on a generous corner plot, nestled within the highly sought-after village of Stoke Prior. This lovely property has been thoughtfully designed and comes with a host of desirable features.

Upon entry down the Crete print driveway, you are greeted by a welcoming entrance porch that leads you into the spacious lounge, from which you can see the barges passing on the nearby canal, adorned with a beautiful electric fireplace as its centrepiece. Moving further inside, you'll find the well-appointed kitchen/diner, offering abundant natural light through its dual aspect windows and a convenient door leading to the driveway. The family bathroom is equipped with a shower over the bath, catering to your daily needs. Three generously sized bedrooms, all boasting fitted wardrobes. Notably, the master bedroom and bedroom two both open up to a delightful conservatory, bathed in ample sunlight and seamlessly connecting to the private south-facing garden at the rear. There is also lockable door access from the conservatory into the garage.

The outdoor space is a true gem, being south facing you can bathe in the sun all day long, featuring a landscaped lawn and paved areas, perfect for placing sheds or greenhouses. Additionally, there's convenient side access to the front of the property. The property also benefits from an Airflow heating system and boiler only fitted in April 2022. This system has remote access via mobile phone application.



The property is situated in the desirable semi-rural location of Stoke Prior, offering great access to local shops, schools, nursery, canal side pubs, convenience store, café, hairdressers, and countryside walks, while also offering excellent road and commuter links, including ease of access to the M5 motorway at Wychbold. In addition, the property is located near to a rail line, with the station in Aston Fields providing with direct routes into Birmingham, Worcester and surrounding areas. Moreover, you'll find popular local pubs like The Boat & Railway just a short 5-minute stroll away, adding to the appeal of the neighbourhood.



### Details:

#### Entrance Porch

Lounge 16'10" x 10'11" (5.13m x 3.33m)

Kitchen/Diner 16'6" x 8'2" (5.03m x 2.5m)

Bathroom 5'9" x 7'11" (1.75m x 2.41m)

Master bedroom 14'7" x 8' (4.45m x 2.44m)

Bedroom Two 9' x 10'9" (2.74m x 3.28m)

Bedroom Three 7'9" x 8' (2.36m x 2.44m)

Conservatory 8'7" x 18'9" (2.62m x 5.72m)

Garage 17'9" x 8'8" (5.4m x 2.64m)

EPC Rating: D

Council Tax Band: D (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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

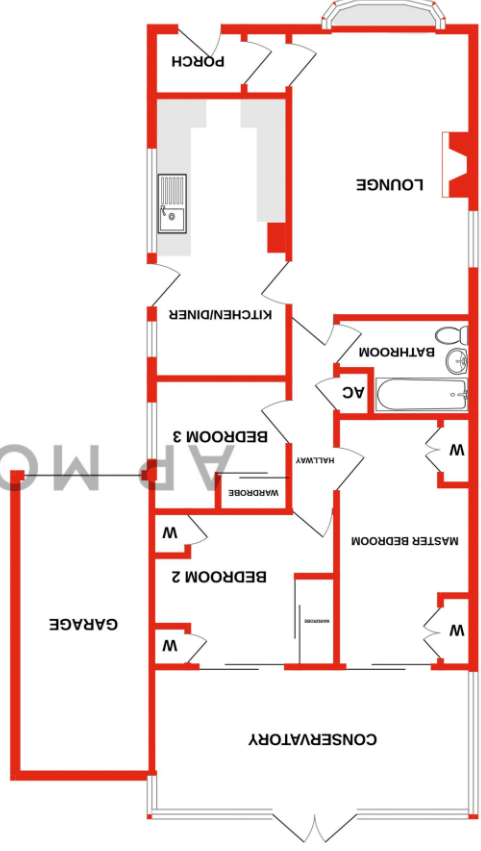
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR (92.7 sq.m.) approx. 998 sq.ft.

TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information 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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