

**AP MORGAN**



**Mill Close, Bromsgrove, Worcestershire**  
Guide Price £250,000



**Features:**

- No onward chain
- Detached house
- Popular cul-de-sac location
- Three bedroom
- Lounge & dining room
- Fitted kitchen
- Shower room
- Low maintenance rear garden
- Driveway

**Description:**

Occupying a sought after cul-de-sac location within Stoke Heath, Bromsgrove is this well-laid out, three-bedroom, detached house, situated in a popular location. Internally the property requires some modernisation, however it offers excellent potential to become a fantastic first-time family home. Offered with no onward chain.

The property is approached via a large wraparound driveway offering parking for multiple cars.

Upon entering the property, the layout briefly comprises an entrance porch, a lounge with a bow bay window to the front aspect and stairs rising to the first floor, and a dining room with sliding doors leading out to the rear garden, along with a fitted kitchen to complete the ground floor layout.

Rising upstairs, the first floor establishes two good-sized double bedrooms, a single bedroom three, and a wet room with a shower and airing cupboard.

Outside, the property offers a good-sized, low-maintenance rear garden, laid to a paved patio and mature shrubbery to the borders.

The property is conveniently located for a choice of schooling and supermarkets, as well as great road transport links via major highways, and a short drive into Aston Fields for the railway station.

**Details:**

Porch



**Lounge** 14'3" x 15'3" (4.34m x 4.65m)

**Dining Room** 8' x 7'7" (2.44m x 2.3m)

**Kitchen** 8' x 7'3" (2.44m x 2.2m)

**First Floor Landing**

**Bedroom One** 11'9" x 8'2" (3.58m x 2.5m)

**Bedroom Two** 10'11" x 8'2" (3.33m x 2.5m)

**Bedroom Three** 8'3" x 6'10" (2.51m x 2.08m)

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

**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](http://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.

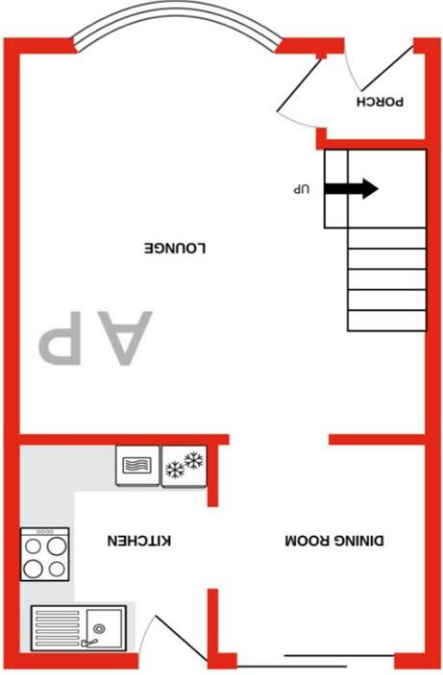
### Need a solicitor?

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.

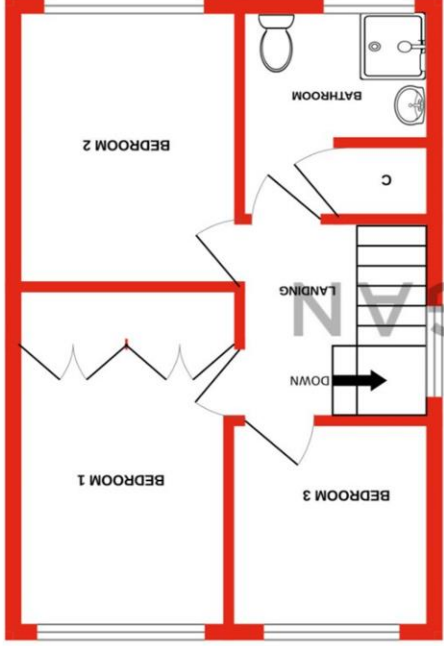
### Need a removal company and storage?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

While 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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