

**AP MORGAN**



**Furnival Drive, Stoke Prior, Bromsgrove**  
Asking Price £305,000

### Features:

- Modern semi-detached house
- Constructed in 2019
- Three bedrooms
- Contemporary fitted kitchen
- Spacious lounge/diner
- Refitted family bathroom & ground floor W/C
- Landscaped rear garden & driveway for two cars
- EPC - B

### Description:

Constructed in 2019 by Barratt homes, is this modern, three-bedroom semi-detached property, located on the popular Henbrook Gardens Estate in the desirable village of Stoke Prior, Bromsgrove.

The property is approached by a tarmacked driveway for parking two cars, with a pathway leading to the front door. Once inside, the layout briefly comprises:

A welcoming entrance hallway giving access to a ground floor guest W/C, a large storage cupboard, and stairs rising to the first floor. There is also a contemporary fitted kitchen with a range of stylish wall and base units, an integrated oven with a gas hob over, and space for further free-standing appliances. The generously sized lounge/diner offers another large storage cupboard and double French doors leading out to the rear garden.

Moving upstairs, the first-floor landing has doors leading to the master bedroom with access to a refitted en-suite shower room, double bedroom two, a well-proportioned single bedroom three, and a three-piece family bathroom suite with a shower over the bath.

Outside, the property enjoys a south-easterly facing garden that has been landscaped by the current owners to offer a paved patio seating area, a lawn with well-stocked planted beds in the borders, and a side access gate to the frontage.

Additional benefits include gas-fired central heating and double glazing throughout, a boarded loft space with a fitted ladder and light, and the remaining NHBC warranty. We have been advised that there is an annual service charge of approximately £100.

The property is situated in the semi-rural village location of Stoke Prior, popular for its school, local shop, canal-side pubs, active social community center, access to the M5 motorway, and surrounding countryside walks.



**Details:**

**Entrance Hallway**

**Ground Floor W/C** 5'3" x 3'2" (1.6m x 0.97m)

**Kitchen** 12' x 8' (3.66m x 2.44m)

**Lounge/Diner** 14'8" x 15' (4.47m x 4.57m)

**First Floor Landing**

**Master Bedroom** 13'10" (4.22) (4.22) max into recess x 8'6" (2.6) (2.6)

**En-Suite Shower Room** 5'2" (1.57) (1.57) max x 8'2" (2.5) (2.5) max into shower

**Bedroom Two** 10'2" x 8'6" (3.1m x 2.6m)

**Bedroom Three** 8'10" x 6'3" (2.7m x 1.9m)

**Family Bathroom** 7'10" x 6'2" (2.4m x 1.88m)



**EPC Rating:** B

**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?

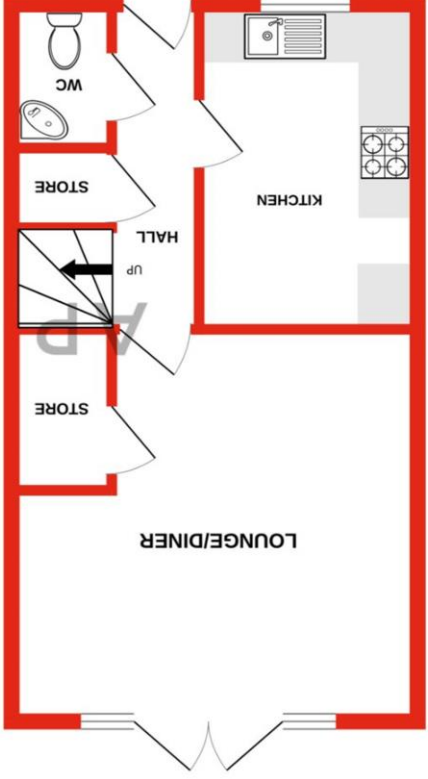
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

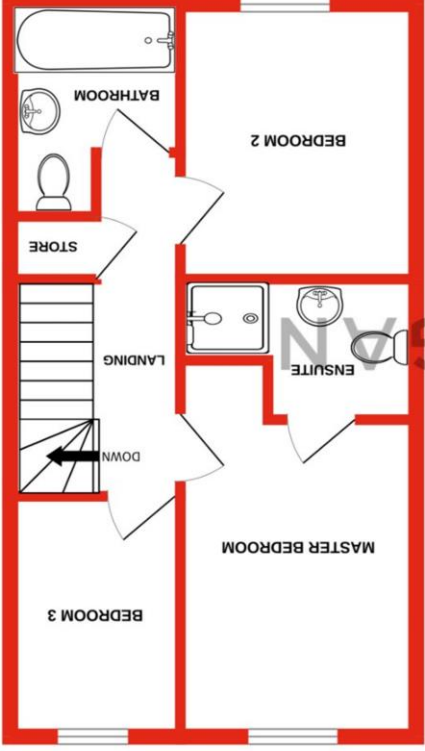
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 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 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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