

**AP MORGAN**



**Housman Close, Charford, Bromsgrove**  
Asking Price £260,000

**Features:**

- Extensively refurbished semi-detached house
- Three bedrooms
- Modern refitted kitchen/diner & bathroom
- Spacious lounge
- Large rear garden
- Utility & garden room
- Driveway & carport

**Description:**

An excellent opportunity to purchase this much improved and very well-presented, three bedroom, semi-detached family home, situated within a popular cul-de-sac location of Charford, Bromsgrove.

The property is approached via a large frontage with a lawn, driveway, and carport leading to the front door.

Moving inside, the property has been extensively refurbished by the current owner, including a new central heating system and boiler, re-plastered and redecorated throughout, and new double-glazed windows. The layout briefly comprises an entrance hallway, a lounge with a large window overlooking the front aspect, a stylish re-fitted kitchen/diner with a store cupboard, and a lean-to garden store leading to a heated utility room with space for a washing machine and tumble dryer.

Rising upstairs, the well-presented interior continues with the first-floor landing leading to double bedrooms one and two, a spacious bedroom three, and a modern re-fitted family bathroom suite with a shower over the bath.

Moving outside, the property enjoys a spacious rear garden laid to an initial paved patio seating area, lawn, and extended to a private area at the rear bordered by well-established trees and shrubbery.

Occupying a great location for a range of popular local schooling across all ages, as well as Bromsgrove town centre that offers extensive shopping and amenities. Local transport links include the M5 and M42 as well as access to Aston Fields train allowing travel to Birmingham and Worcester.



**Details:**

**Carport** 15' x 8'8" (4.57m x 2.64m)

**Entrance Hallway**

**Lounge** 12'1" x 14'9" (3.68m x 4.5m)

**Kitchen/Diner** 11'10" (3.6) x 12'3" (3.73) *Both max*

**Garden Room** 6'8" x 13'2" (2.03m x 4.01m)

**Utility Room** 8'9" x 5'3" (2.67m x 1.6m)

**First Floor Landing**

**Bedroom One** 12'1" (3.68) x 10' (3.05) *both max*

**Bedroom Two** 8'8" (2.64) x 13' (3.96) *Both max*

**Bedroom Three** 12' (3.66) x 7'5" (2.26) *Both max*

**Bathroom** 8'10" x 4'7" (2.7m x 1.4m)



**EPC Rating:** C

**Council Tax Band:** B (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?

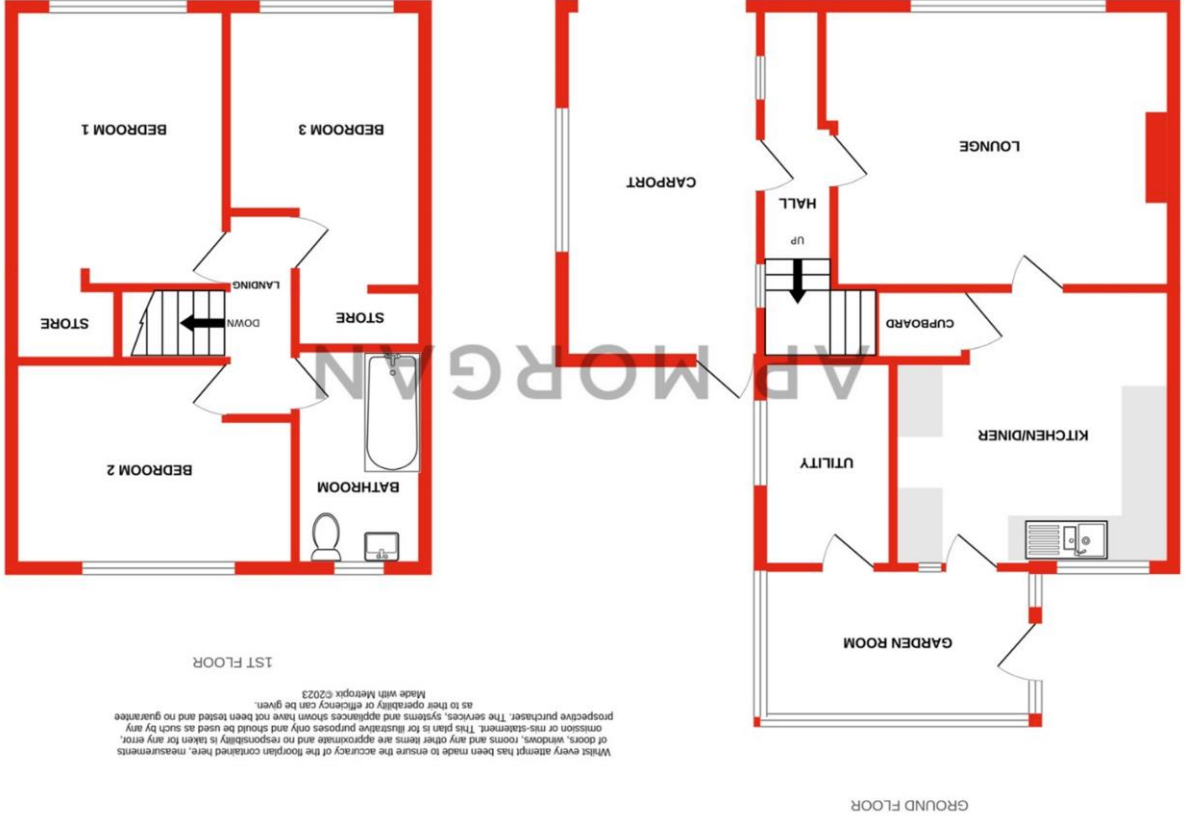
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### Need a solicitor?

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.



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