

**AP MORGAN**



**New Road, Bromsgrove, Worcestershire**  
Offers in excess of £550,000

### Features:

- Highly sought after residential area
- Substantial plot
- Four bedroom detached home
- In need of restoration
- Kitchen/breakfast room
- Two reception rooms
- Driveway with ample off road parking
- EPC Rating: TBC

### Description:

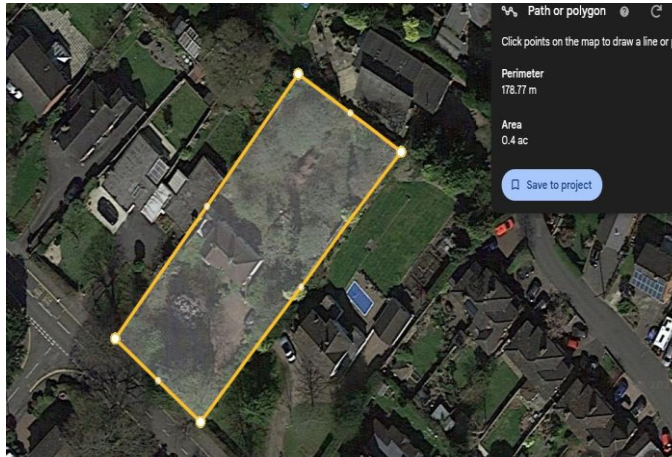
An opportunity to acquire a four-bedroom detached family home, situated on a substantial plot and in need of restoration and renovation. This property is positioned in a highly sought after residential area of Bromsgrove.

To the front of the property is a private driveway providing ample off-road parking space.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, generous living room with a feature open fire, sitting room with a feature bay window and fire surround, and the fitted kitchen/breakfast room with space for freestanding appliances, a feature coal fire, pantry cupboard and access to the side/rear of the property.

The first-floor landing establishes: Bedroom one with space for wardrobes and a feature bay window, double bedrooms two and three with space for wardrobes, good-sized bedroom four and the family bathroom.

The property is conveniently located within particularly easy distance from the town centre offering a range of eateries, shops and cafes, supermarkets as well as doctors, dentists, Health Centre and professional services. In addition, there are well-regarded first, middle, and high schools, including the prestigious Bromsgrove School. Bromsgrove also provides easy access to the national motorway network and commuting to the West Midlands conurbation (from M5 and M42 junctions).



**Details:**

**Entrance Hallway**

**Kitchen** 8'3" x 16'5" (2.51m x 5m)

**Sitting Room** 10'9" x 14'5" (3.28m x 4.4m)

**Living Room** 16'8" x 10'9" (5.08m x 3.28m)

**Bedroom One** 10'9" x 13'9" (3.28m x 4.2m)

**Bedroom Two**

**Bedroom Three**

**Bedroom Four** 8'5" x 6' (2.57m x 1.83m)

**Bathroom** 5'4" x 7'6" (1.63m x 2.29m)



**EPC Rating:** To be confirmed

**Council Tax Band:** F (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?

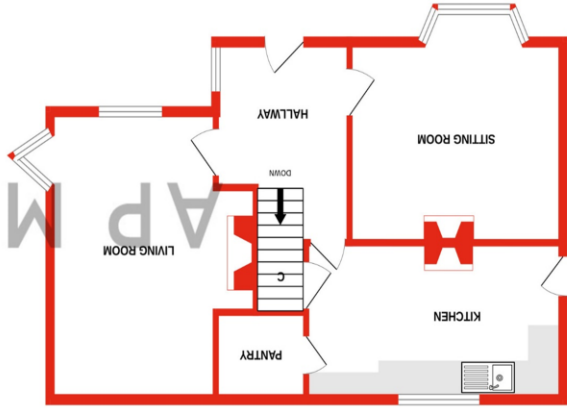
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

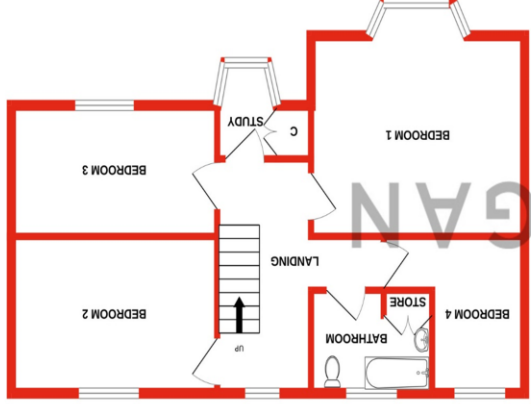
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
596 sq.ft. (55.3 sq.m.) approx.



FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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