

AP MORGAN



Princethorpe Street, Bromsgrove,
Asking Price £469,950

Features:

- Offered with no onward chain
- Detached family home
- Sought after residential area
- Four bedrooms
- En-suite shower room and family bathroom
- Fitted kitchen/diner with integrated appliances
- Living room with feature bay window
- Landscaped gardens, driveway and garage
- EPC Rating: B

Description:

A spacious detached family home, offered with no onward chain and boasting four good-sized bedrooms, an open plan ground floor living area, plenty of storage and beautifully landscaped outdoor space. This property is positioned in the popular 'Norton Farm' estate in Bromsgrove.

To the side of the property is a tarmac tandem driveway providing off-road parking for two cars, access to the separate single garage, along with side gate access through to the rear garden.

The ground floor accommodation briefly comprises: Entrance hallway with stairs rising to the first-floor landing, guest WC/cloakroom, living room with a feature bay window, the open plan L-shaped kitchen/diner benefitting from a range of base and wall units, marble stone worktops and integrated appliances (oven and grill, six burner gas hob, extractor hood, inset sink, dishwasher, fridge and freezer), and the utility room with space for freestanding appliances, along with side access to the driveway.

The first-floor landing establishes Master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two with fitted wardrobes, good-sized bedrooms three and four with views to the rear garden, and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a beautifully landscaped garden with an initial paved patio area, then laid to lawn with a separate



vegetable patch area and a storage timber shed (benefitting from electrics).

Being situated on the popular Norton Farm Development situated just off the Birmingham Road this property is well placed for access into the town centre with easy access to a range of local amenities to include Doctors, Dentists, Shops and Restaurants along with good First, Middle and High Schools close by.

Details:

Entrance Hall

Living Room 11' x 18' (3.35m x 5.49m)

Kitchen/Diner 9'1" x 25' (2.77m x 7.62m)

Utility Room 6'3" x 6'1" (1.9m x 1.85m)

Ground Floor W/C 3'3" x 5'1" (1m x 1.55m)

First Floor Landing

Master Bedroom 14'5" x 11' (4.4m x 3.35m)

En-suite 3'8" x 7'9" (1.12m x 2.36m)

Bedroom Two 11'9" x 11'6" (3.58m x 3.5m)

Bedroom Three 11'3" x 11'6" (3.43m x 3.5m)

Bedroom Four 9'4" x 8'4" (2.84m x 2.54m)

Family Bathroom 6' x 7'4" (1.83m x 2.24m)

Garage 20' x 10'6" (6.1m x 3.2m)

EPC Rating: B

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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

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?

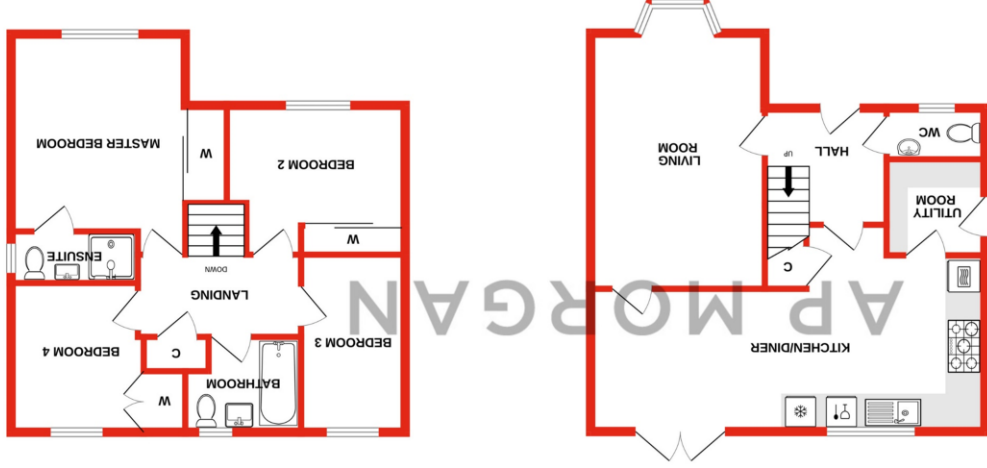
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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 efficacy can be given.
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1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.

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