

**AP MORGAN**

**All Saints Road, Bromsgrove,**  
Offers in excess of £225,000

## Features:

- Highly sought residential area
- Convenient position
- Two well proportioned bedrooms
- Two reception rooms
- Useable low level basement
- Modern refitted shower room
- Excellent road and transport links
- EPC Rating: D

## Description:

A well-presented terraced home, boasting two bedrooms and a flexible living space. This property is positioned in Bromsgrove with proximity to an assortment of amenities.

The ground floor accommodation comprises: Entrance porch, fitted kitchen with an integrated gas hob, oven and sink, along with having space for freestanding appliances and access to the rear garden, a sizeable lounge with view to the front aspect, dining room with a view to the rear, stairs rising to the first-floor landing, along with stairs down to the basement.

The lower ground floor is a generously sized basement used as an office/studio and benefits from a separate WC area.

The first-floor landing establishes: two well proportioned bedrooms with space for freestanding wardrobes, and a recently fitted modern shower room with a walk-in shower, wash basin and WC.

Outside to the rear is a well-maintained garden with a paved path, mainly laid to lawn with fenced boundaries and a storage timber shed.

This home is situated in a highly sought after and convenient location, providing good access to the town centre facilities, high street shops, excellent local schooling, community leisure centre and the national road networks.



**Details:**

**Entrance Porch**

**Lounge** 11'9" x 12'4" (3.58m x 3.76m)

**Dining Room** 11'8" x 12'4" (3.56m x 3.76m)

**Kitchen** 8'8" x 6'8" (2.64m x 2.03m)

**Bedroom One** 11'9" x 12'4" (3.58m x 3.76m)

**Bedroom Two** 11'8" x 9'2" (3.56m x 2.8m)

**Shower Room** 8'8" x 6'8" (2.64m x 2.03m)

**Basement** 11'9" x 10'8" (3.58m x 3.25m)



**EPC Rating:** D

**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?

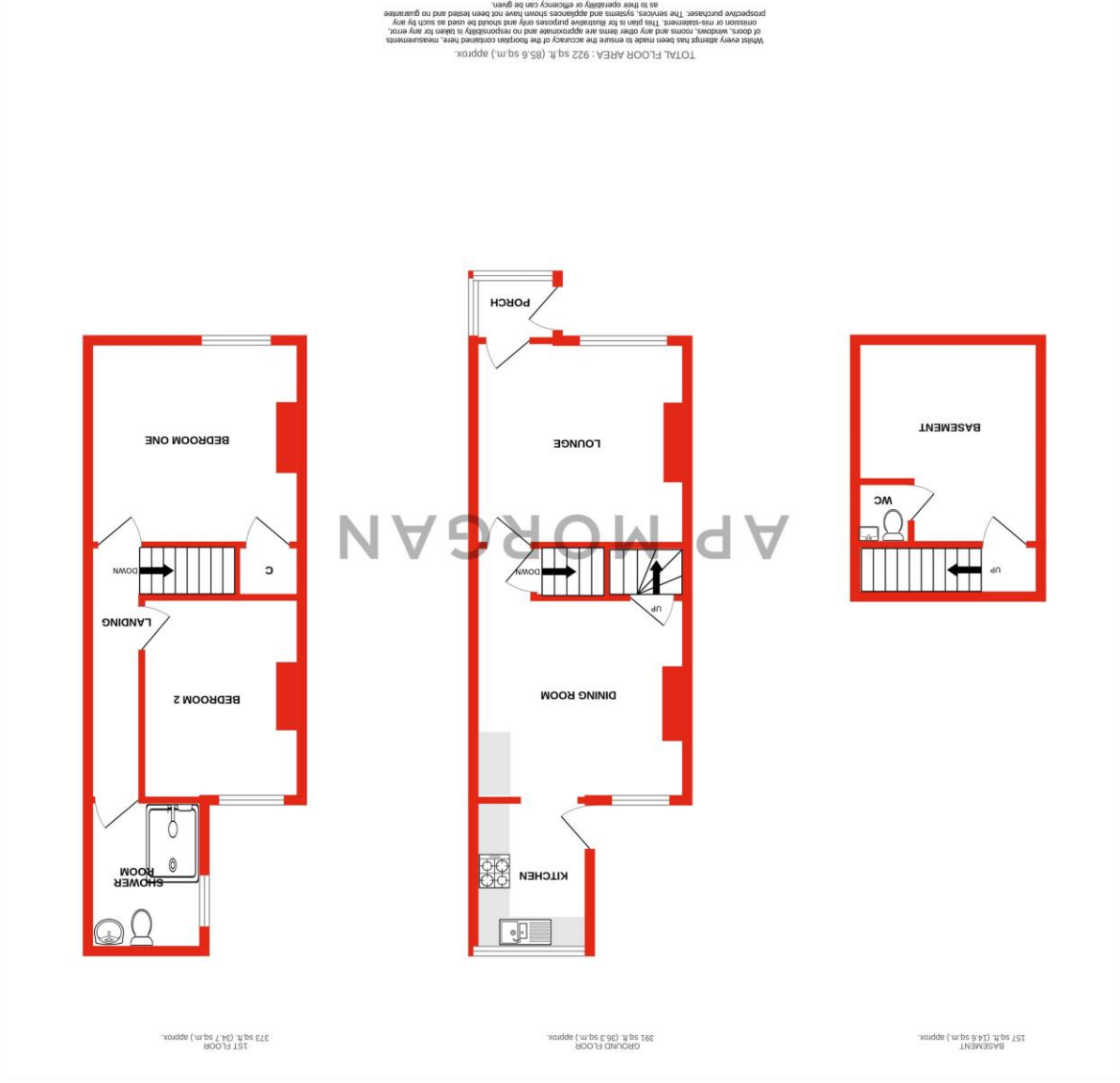
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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