

AP MORGAN



Carol Avenue, Bromsgrove
Asking Price £350,000

Features:

- Immaculately presented semi-detached home
- Three good-sized bedrooms
- Lounge with feature bay & fireplace
- Stylish open plan kitchen/dining room
- Modern re-fitted shower room
- Enclosed rear garden with versatile garden room
- Block paved driveway
- Planning permission passed for kitchen extension

Description:

An excellent opportunity to purchase this beautifully presented, three-bedroom, semi-detached family home; enjoying contemporary living space and generous garden with converted garage into a beauty room. The property is placed within a popular residential location within walking distance of the town centre amenities, and Sanders park.

The attractive property is approached via a generous block paved driveway and entered though a modern porch with new composite front door.

Once inside the welcoming interior briefly comprises: Entrance hall with stairs rising to the first floor landing and bespoke fitted under stairs storage, spacious lounge with bay window with fitted window bench and a feature gas fireplace, and a contemporary open plan kitchen/dining room offering a range of fitted wall and base units, integrated fridge/freezer, double oven, five burner gas hob and French doors leading out to the rear.

Rising upstairs the good sized first floor landing has doors radiating off to: Double bedrooms one and two, sizable bedroom three, and a modern re-fitted family shower room offering walk in shower enclosure.

Moving outside the property enjoys a well-presented rear garden laid to an initial paved patio seating area, lawn and access to the 2/3rds converted garage room which is currently being utilized as a beauticians.

Further benefits include: Gas fired central heating and double glazing throughout, re-laid carpets and flooring, external power socket and tap in garden, majority boarded loft space with pull down ladder and light, and passed planning permission in place for a kitchen extension with ground floor shower and utility room.



The property is accessible for both local shops, schools and Sanders Park, with Bromsgrove town centre placed approximately a quarter of a mile away for a good range of further shops, supermarkets, bars/cafes and leisure facilities.

Details:

Porch

Entrance Hallway

Lounge 13'4" x 13'4" (4.06m x 4.06m)

Open Plan Kitchen/Dining Room 9'5" x 20'3" (2.87m x 6.17m)

First Floor Landing

Bedroom One 13'3" x 11'4" (4.04m x 3.45m)

Bedroom Two 9'6" x 11'6" (2.9m x 3.5m)

Bedroom Three 9' (2.74) x 8'8" (2.64) Both max

Shower Room 6'6" x 8'5" (1.98m x 2.57m)

Converted Garage Room 16' x 8'4" (4.88m x 2.54m)

Store 4'5" x 9'3" (1.35m x 2.82m)



EPC Rating: To be confirmed

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

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.

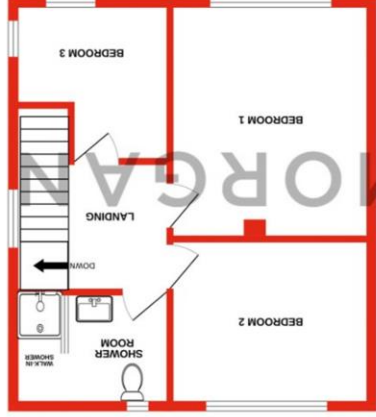
Need a removal company and storage?

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
499 sq. ft. (46.2 sq. m.) approx.



1ST FLOOR
461 sq. ft. (42.7 sq. m.) approx.



CONVERSION BUILDING
173 sq. ft. (16.0 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is 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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