

**AP MORGAN**



**Austin Road, Charford, Bromsgrove**  
Asking Price £100,000

**Features:**

- First floor maisonette
- One double bedroom
- Spacious living room
- Well-presented kitchen
- Bathroom
- Majority boarded loft space with ladder
- 1.3 miles to Bromsgrove Town

**Description:**

An excellent opportunity to purchase this deceptively spacious, well presented, first floor maisonette situated within 1.3 miles of Bromsgrove Town Centre and well-regarded schooling.

The property is approached via a lawned fore-garden, with a pathway leading to a brick built shed store and the front door.

Once inside an entrance hallway leads to stairs rising to a landing, spacious lounge, stylish fitted kitchen, double bedroom, well-presented bathroom, and a large store cupboard having a fitted pull down loft ladder leading to a mostly boarded loft space with fitted light.

Further benefits include: Gas fired central heating and double glazing throughout, approximately 104 years remaining on the lease, annual service charge of £150 and approximately £10 annual ground rent.

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:**

**Entrance Hall**

**Hallway**

**Bedroom** 13'8" x 9'4" (4.17m x 2.84m) Both max

**Living Room** 13'8" x 11'1" (4.17m x 3.38m) Both max

**Kitchen** 11'8" x 7'9" (3.56m x 2.36m) Both max

**Bathroom** 5'5" x 9'4" (1.65m x 2.84m) Both max



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (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?

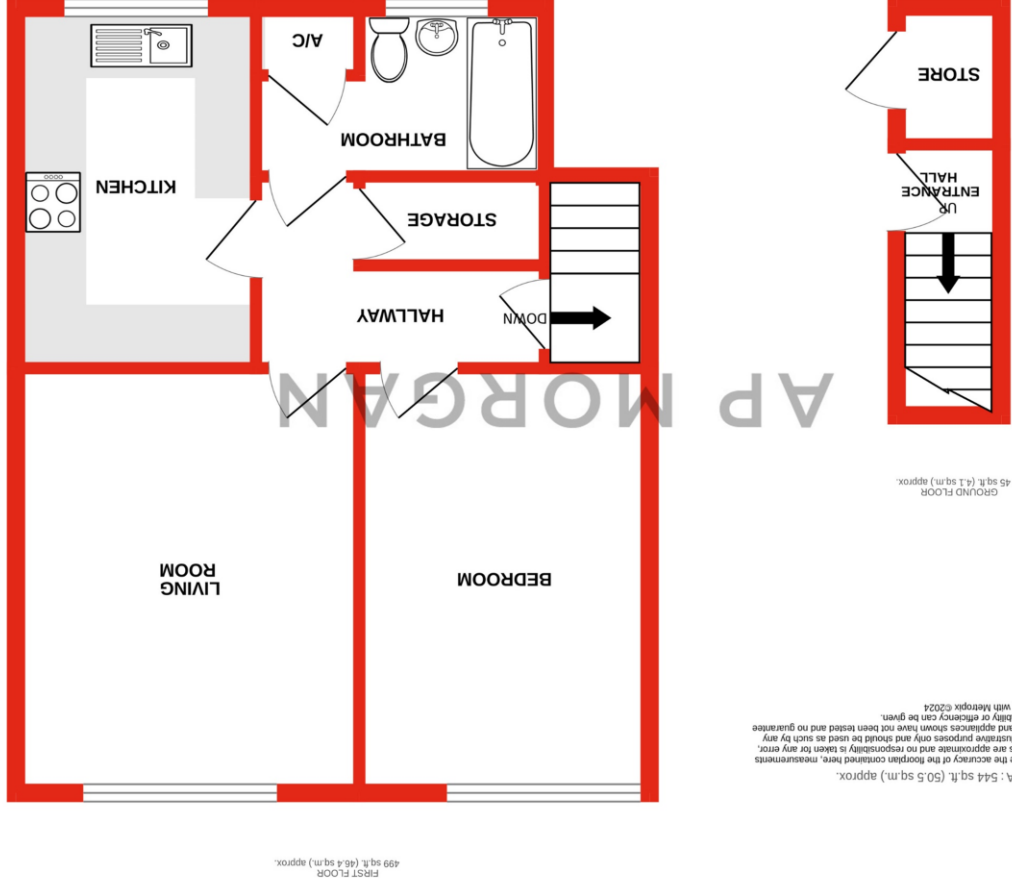
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 544 sq ft. (50.5 sq.m.) approx.  
We have made every attempt to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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