

**AP MORGAN**



**Bishop Hall Crescent, Charford, Bromsgrove**  
Asking Price £110,000



**Features:**

- Offered with no onward chain
- Ground floor apartment
- Lounge
- Double bedroom
- Garden
- Bathroom

**Description:**

Offered with no onward chain is this ground floor apartment with allocated part of a shared garden to the rear, presenting an excellent investment opportunity. The property is situated in Charford, Bromsgrove, ideal for access to local schooling and amenities within the town centre.

The property is approached via a lawned frontage with opportunity to create off road parking (Subject to relevant permissions).

Once inside the layout briefly comprises: Entrance hallway with under stairs storage, lounge with patio door out to the rear, kitchen, bathroom, and bedroom. The property also benefits from gas central heating, double glazing and an allocated part of the rear garden.

We have been advised that there is a remaining lease length of approximately 98 years, an annual ground rent of £112.32 and an approximate service charge of £9.36.

Situated close to good primary and secondary schooling as well as Bromsgrove town centre and the many amenities it has to offer including pubs, eateries, supermarkets, transport links and leisure facilities. Furthermore the property offers ease of access to major road and commuter links including the M5 and M42 motorways.



**Details:**

**Entrance Hallway**

**Lounge** 11'6" x 14' (3.5m x 4.27m)

**Kitchen** 8'10" x 7'10" (2.7m x 2.4m)

**Bedroom** 11'6" x 10'2" (3.5m x 3.1m)

**Bathroom** 5'6" x 6'4" (1.68m x 1.93m)

**EPC Rating:** D

**Council Tax Band:** A (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.

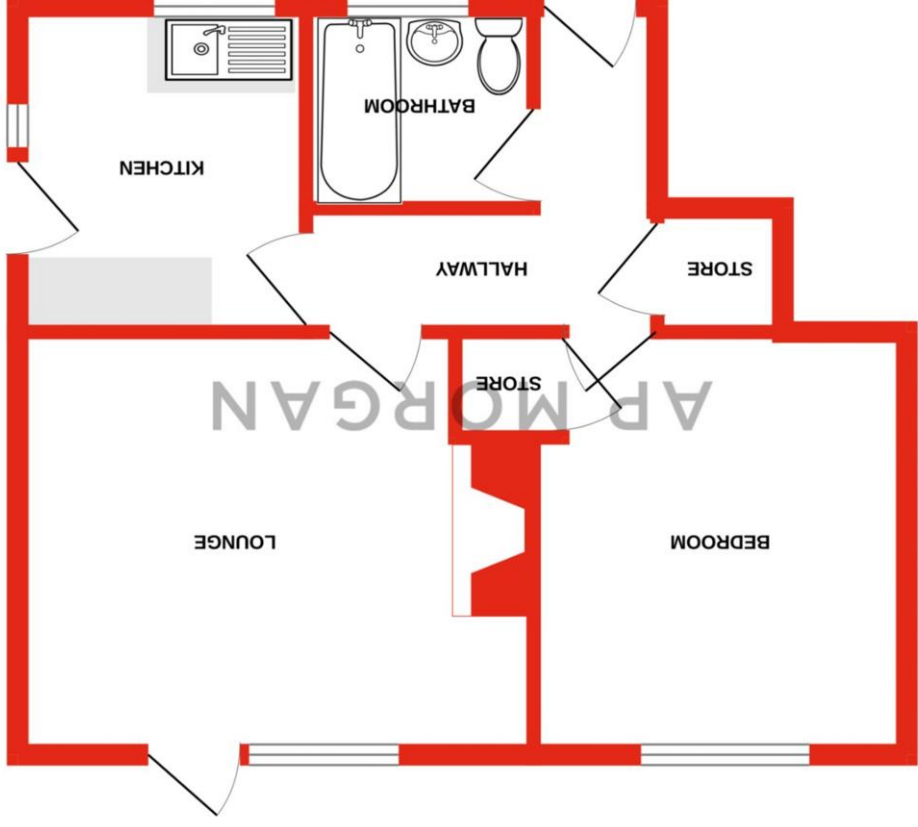
### Need a solicitor?

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.

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 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 operation or efficiency can be given.  
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