

AP MORGAN



Charford Road, Bromsgrove
Guide Price £110,000

Features:

- Spacious first floor maisonette
- Entrance hall
- Lounge
- Double bedroom
- Kitchen & bathroom
- Private rear garden & shed store
- Gas fired central heating
- Low service charge & peppercorn ground rent

Description:

A great opportunity for first-time buyers or investors is this first-floor one-bedroom maisonette, benefitting from its own private garden at the rear and situated in a central location in Charford, Bromsgrove.

The property is set back from the road by a lawned frontage and is approached via a pathway leading to its own front door.

Once inside, the layout briefly comprises: entrance hall with storage space and stairs leading to the first floor; generous landing area; spacious lounge with fireplace; kitchen; large double bedroom with airing cupboard storage; and a three-piece bathroom suite.

Moving outside, the property also benefits from a good-sized brick-built shed/store and a well-presented private garden to the rear, laid to lawn with a gravelled border and a well-stocked planted bed.

The property further benefits from gas-fired central heating, double glazing, and a loft space offering potential for storage.

We have been advised that there is a remaining lease length of approximately 85 years, with a peppercorn ground rent of approximately £10 and an annual service charge of approximately £177.72.

Situated in Charford, the property is approximately 1.3 miles from Bromsgrove town centre, which offers extensive shopping and amenities. Local transport links include the M5



and M42 motorways, as well as access to Aston Fields train station, providing routes to Birmingham, Worcester, and surrounding areas.

Details:

Entrance Hall

Landing

Lounge 3.54 x 4.25

Bedroom 3.54 x 3.12

Kitchen 2.73 x 2.42

Bathroom 1.70 x 1.94



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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

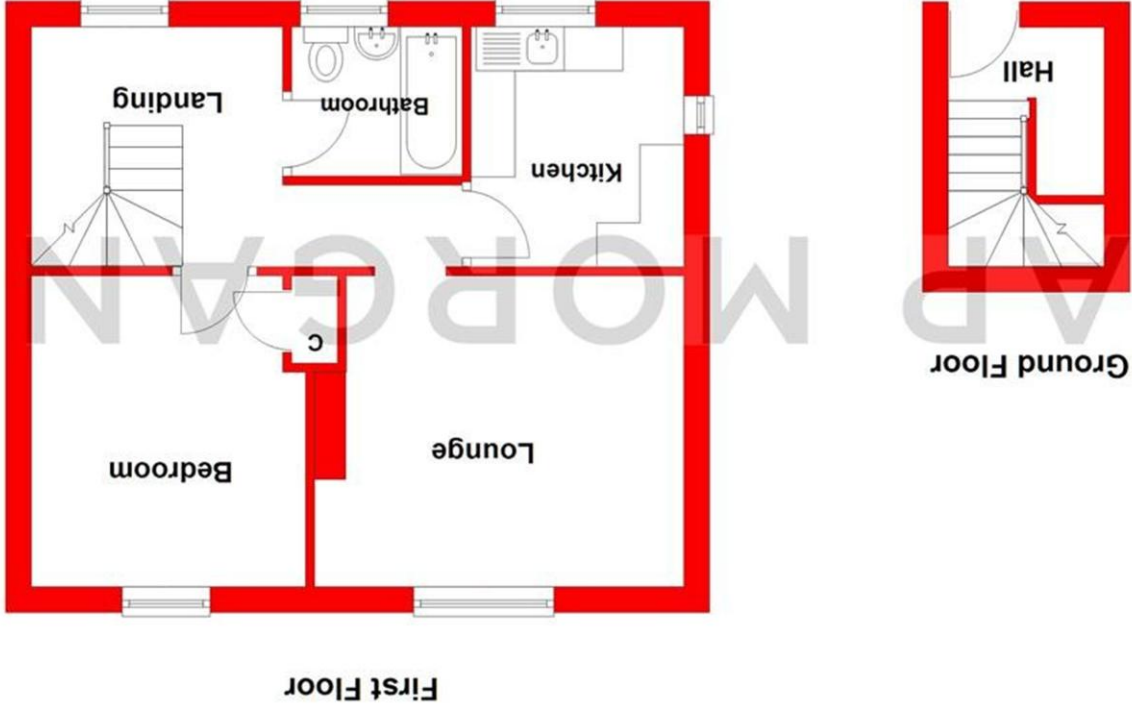
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Plan produced using PlanUp.

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