

**AP MORGAN**



**Churchfields Road, Bromsgrove,**  
Offers in the region of £215,000



**Features:**

- Offered with no onward chain
- Charming former nailers cottage
- Private parking to the rear
- Two bedrooms
- Lounge
- Kitchen
- Enclosed rear garden
- Popular central location

**Description:**

Charming Two-Bedroom Former Nailers Cottage – No Onward Chain

This delightful two-bedroom mid-terraced former nailers cottage is full of character, featuring tall ceilings and original details. Offered with no onward chain, the property is conveniently located within easy reach of Bromsgrove town centre, local schools, and excellent transport links.

Inside, the ground floor comprises a welcoming lounge, a central hallway having store cupboard, a door leading to a well-appointed bathroom, and a kitchen with access to the rear garden. Upstairs, two well-proportioned bedrooms provide comfortable living space, with Bedroom one benefiting from a charming feature fireplace.

Externally, the property enjoys an enclosed rear garden, laid to a combination of paved patio and lawn, with a rear access gate leading to off-road parking.

Further benefits include gas fired central heating with boiler replaced

Ideally situated near Parkside Middle School and Bromsgrove's vibrant town centre, the home offers access to a wide range of amenities, including supermarkets, leisure facilities, restaurants, and local parks. Excellent road connections via the M5 and M42 make this an ideal location for commuters.





**Details:**

**Lounge** 3.67 x 3.97

**Hall**

**Kitchen** 2.98 x 1.99

**Bathroom** 1.94 x 1.85

**First Floor Landing**

**Bedroom One** 2.82 x 3.99

**Bedroom Two** 2.81 x 3.22 Both max



**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 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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

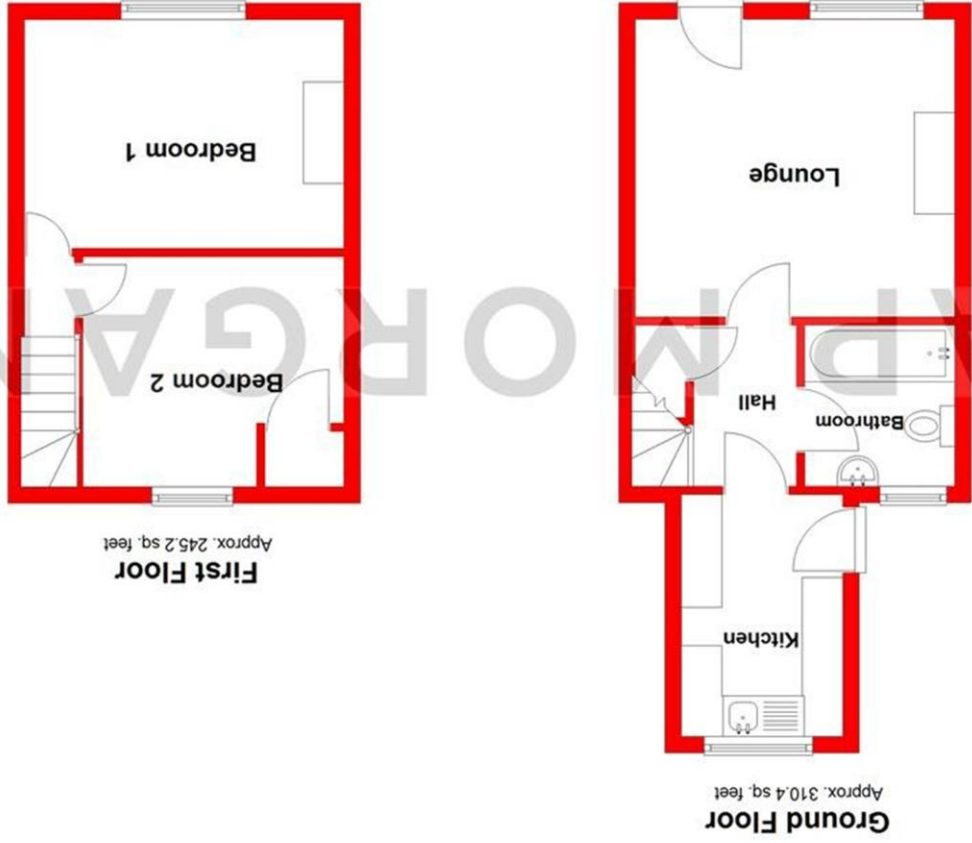
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



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Plan produced using PlanUp.

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