

AP MORGAN

FOR SALE

AP MORGAN

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Swan Lane, Upton Warren, Bromsgrove
Offers Over £335,000

Features:

- Two-bedroom, semi-detached house
- Versatile ground floor layout
- Attractive kitchen/dining room
- Two double bedrooms
- Modern bathroom
- Ample garden space
- Driveway parking for multiple vehicles
- Perfectly located for outdoor enthusiasts

Description:

*** OFFERED WITH NO ONWARD CHAIN ***

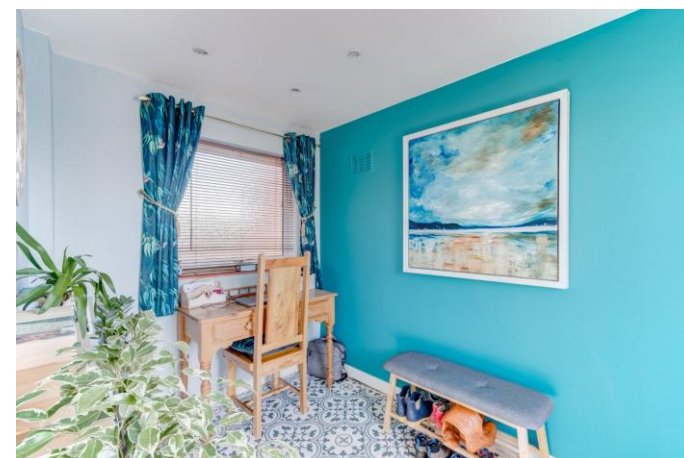
This two-bedroom, semi-detached house enjoys a desirable location within the village of Upton Warren, Bromsgrove. This property is near a wealth of countryside, with excellent access to the local amenities, a versatile ground floor layout with a well-fitted kitchen/dining room, two double bedrooms and a modern bathroom.

To the front is a sizeable tarmac driveway, fit for parking multiple vehicles, a brief garden space laid to lawn and side access gate to the rear of the house.

The ground floor comprises: a comfortable study area at the entrance, spacious lounge with a characterful fireplace, a fitted kitchen/dining room offers a sink, serving counter, electric hob/convection oven, space/plumbing for freestanding appliances/furniture and access to the rear through a glazed door.

The first-floor landing establishes: Bedroom One is a generous double with integral storage, and Bedroom Two is a further, comfortable double with space for additional furniture. The bathroom of the house completes the first floor, and offers a bath with shower above, pedestal basin, and WC.

To the rear is a versatile wealth of garden space, laid to an initial stone slab patio with a shed, with the remaining space laid to lawn. At the end of the garden lies a breathtaking view of open countryside.



Situated in Upton Warren, this property is well positioned for access to a wealth of countryside popular due to its facilities for bird watching and sailing, also situated roughly 2.9 miles from the Bromsgrove town centre, this position offers access to an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

Details:

Study 6'5"x9'11" (1.96mx3.02m)

Lounge 12'7"x13'2" (3.84mx4.01m)

Kitchen/Diner 16'x9'4" (4.88mx2.84m)

Bedroom 1 16'x10' (4.88mx3.05m) Max. dimensions

Bedroom 2 8'8"x12'2" (2.64mx3.7m)

Bathroom 6'11"x8'10" (2.1mx2.7m)



EPC Rating: D

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?

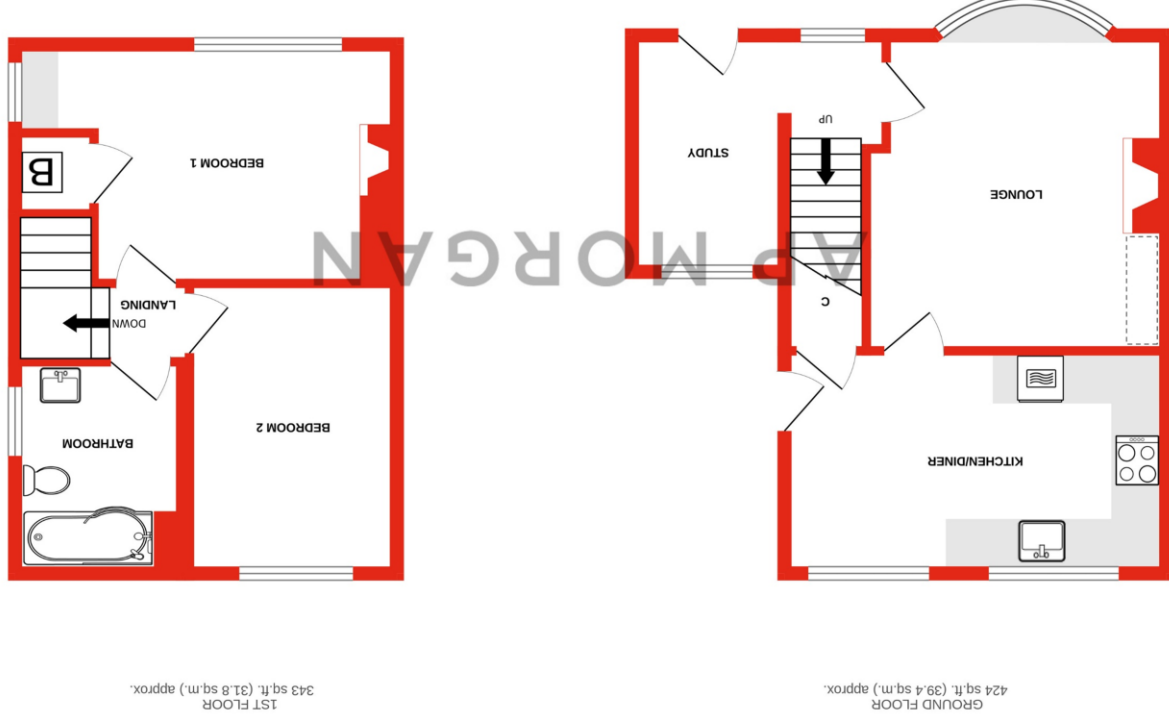
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a 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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