



**AP MORGAN**

**Royal Worcester Crescent, The Oakalls, Bromsgrove**  
Asking Price £140,000



**Features:**

- Offered on a 40% shared ownership basis
- Subject to eligibility by Platform Housing
- Well-presented three bedroom town house
- Driveway for two cars at rear
- Desirable location
- Lounge & Kitchen/Diner
- Family bathroom, en-suite to master & ground floor w/c
- Good-sized south-westerly facing garden

**Description:**

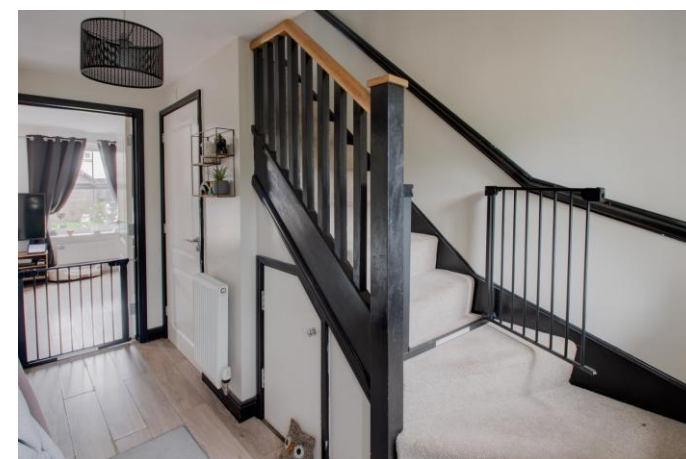
Situated in the highly desirable location of the Oakalls is this modern three bedroom town house offering flexible accommodation laid out across three floors, together with the benefit of a driveway to the rear providing parking for two cars. Available on a 40% Shared Ownership basis, with the option to staircase to 100%, the property provides a good opportunity for buyers seeking a modern home in a popular residential setting.

On entering the property, the hallway gives access to a useful guest cloakroom and leads through to a fitted kitchen/diner with modern units, an integrated oven, gas hob and extractor. To the rear, the lounge provides a comfortable living space with French doors opening directly onto the garden, creating a natural connection between the indoors and outdoors.

The first floor accommodates two well-proportioned double bedrooms which are served by a family bathroom, complete with a shower over the bath. A further staircase rises to the top floor where the master suite occupies the entire level, featuring built-in wardrobes and a private en suite shower room.

Outside, the rear garden includes a slate chipping seating area with pathway leading past a lawn, fenced boundaries, and a gate providing rear access to the driveway.

We have been advised that there is a remaining lease length of approximately 115 years with a monthly rent and service charge of approximately £405.83 per month.





Royal Worcester Crescent forms part of the ever-popular Oakalls development, which remains one of Bromsgrove's most sought after residential addresses. The area is particularly well regarded for its excellent school catchment and convenient access to the motorway network, whilst Bromsgrove town centre lies just a short distance away with a wide range of shops, supermarkets, restaurants, pubs and leisure facilities, making it an excellent location for families and professionals alike.

**Details:**

**Entrance Hall**

**Guest W/C** 0.85 x 1.81

**Lounge** 5.08 x 3.14 Max

**Kitchen/Diner** 3.56 x 2.80

**First Floor Landing**

**Bedroom Two** 3.82 x 3.15

**Bedroom Three** 3.15 x 2.99

**Bathroom** 1.83 x 2.80 Both max

**Second Floor**

**Master Bedroom** 3.50 x 5.08 Both max

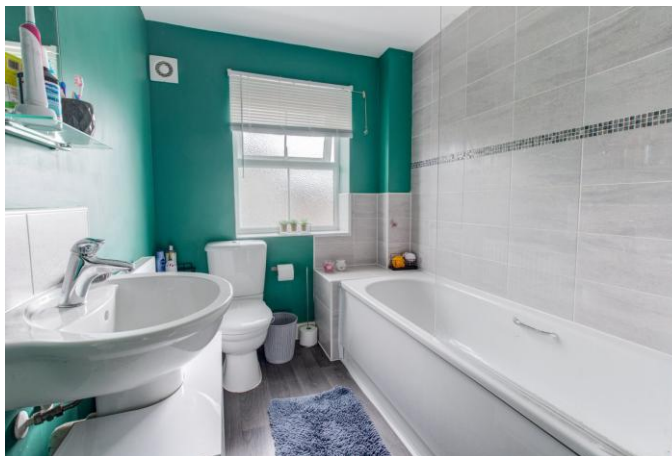
**En-suite** 2.07 x 1.98

**EPC Rating:** C

**Council Tax Band:** D (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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

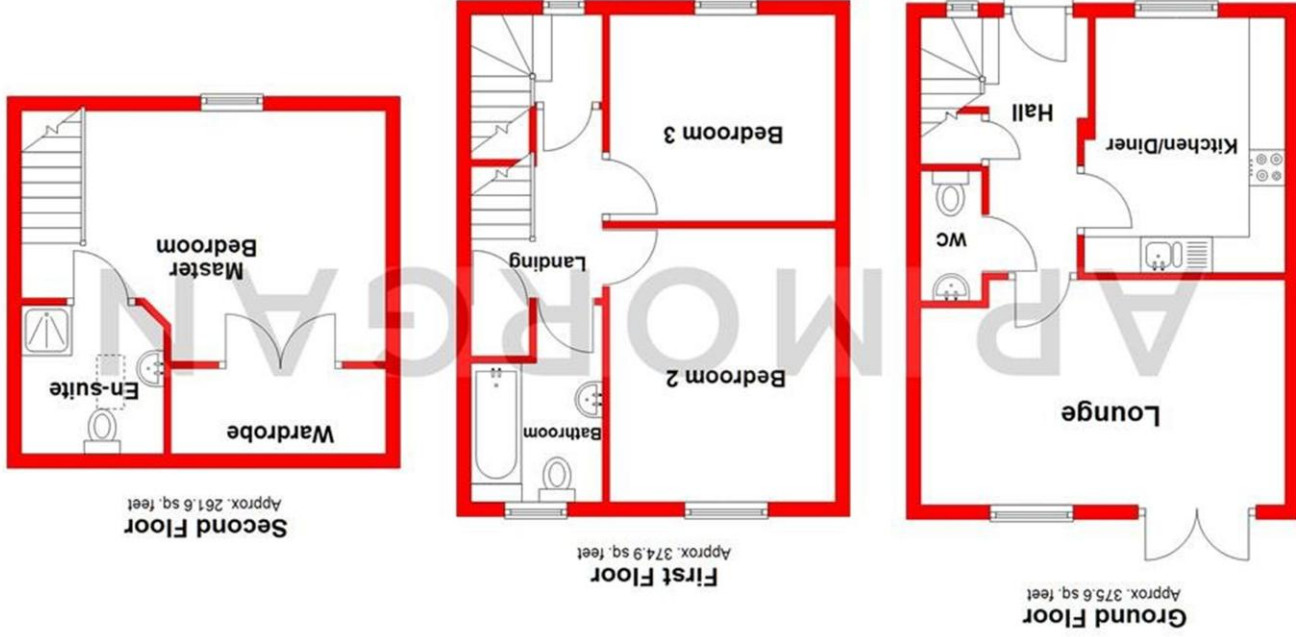
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1012.2 sq. feet

Whilst 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 operability or efficiency can be given.

Plan produced using PlanUp.

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