

#### **Features:**

- Offered with no onward chain
- End of terrace house
- Open plan lounge/diner
- Three bedrooms
- Family bathroom
- Good-size rear garden
- Potential parking to front
- Central Bromsgrove location

#### **Description:**

A great opportunity to purchase a three bedroom end terraced property in this popular location, situated on a service road off the main Birmingham Road. Offered with no onward chain, the property is ideal for first-time buyers or investors, and is well placed for Bromsgrove town centre, local shops, and a number of highly regarded schools.

Approached from the front, the property is set back behind a low-maintenance frontage with potential for off-road parking and a pathway leading to the front door.

Upon entering, the hallway gives access to a dual-aspect lounge with a feature fireplace and views over the rear garden. From the lounge a door leads through to the traditional kitchen/diner, which provides space for a dining table and has an external door out to the garden.

Upstairs, the first floor presents three well-proportioned bedrooms, two of which include built-in storage, along with a family bathroom.

Outside, the rear garden is designed for low maintenance, offering a private space to sit out and enjoy, with fenced boundaries and a useful garden shed.

The property further benefits from gas fired central heating and double glazing throughout, ensuring it is both comfortable and efficient.

Situated within a well-regarded location, the property enjoys ease of access into Bromsgrove town and it many amenities. The residence is also well-placed for fantastic catchment to













highly regarded local schooling, in addition to excellent transport links including ease of access to the M5 & M42.

### **Details:**

**Entrance Hall** 

Lounge/Diner 20'9" x 10'9" (6.32m x 3.28m)

**Kitchen** 8'6" x 10'2" (2.6m x 3.1m)

First Floor Landing

**Bedroom One** 11' x 8'7" (3.35m x 2.62m)

**Bedroom Two** 10'9" x 8'2" (3.28m x 2.5m)

**Bedroom Three** 9'6" x 7'6" (2.9m x 2.29m)

**Bathroom** 8'9" x 5'7" (2.67m x 1.7m)









**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.

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388 sq.ft. (36.1 sq.m.) approx. **GROUND FLOOR** 

## How can we help you?

# Need a mortgage?

www.wisermortgageadvice.co.uk on 01527 910 300, or visit their website for more information: The initial appointment is free and without obligation. Call us more quickly than if you were dealing with lenders directly. mortgage deal. They typically achieve mortgage offers much market for you to ensure you get the right lender and We recommend Wiser Mortgage Advice. They will search the

## Property to sell?

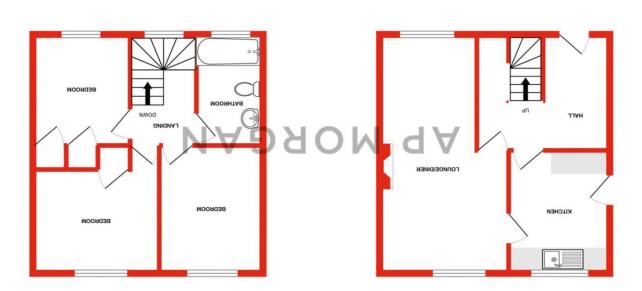
and we will visit your property and discuss your needs. can get your property 'live' quickly. Just book a free valuation the right property comes along. In these circumstances we viewing, otherwise you may lose out to other buyers when to be on the market at least (and preferably Sold STC) before If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

## Need a solicitor?

on cost and very reliable. Just ask for a quote. involved. We will instruct a reputable firm that is competitive buying/selling process, reducing the stress levels of all A good solicitor can save you literally weeks of time in the

### Identity Checks

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



Myster every extended to the contract of the c TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

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