

**AP MORGAN**



**New Road, Bromsgrove, Worcestershire**  
Asking Price £495,000



### Features:

- Four bedroom semi detached
- Victorian home with period features
- Highly sought after road
- Two reception rooms
- Utility Room
- Ensuite Shower Room
- Garage
- Council Tax Band - D

### Description:

Introducing this exquisite four-bedroom Victorian semi-detached home situated on a highly sought-after road, boasting beautiful original features such as sash windows, solid wooden flooring, and fireplaces throughout. The property is conveniently located a short distance from the recently expanded Bromsgrove Rail station and a variety of popular shops, bars, salons, and restaurants in Aston Fields Village.

Inside, the property layout comprises an entrance hall with a stained glass window above the front door, a dining room that opens out to the lounge with a walk-in bay window, a kitchen with integrated dishwasher and solid oak worktops, a utility room, and a WC with access to the rear. Upstairs, on the first floor, there are three bedrooms, two of which are good-sized doubles, with the master featuring an ensuite shower room. Completing this floor is a contemporary fitted bathroom. Upstairs, there is a spacious fourth bedroom/loft room with a built-in wardrobe and plenty of under eaves storage.

To the front of the property is a block-paved driveway with parking for multiple vehicles and access to the garage. To the rear is a private lawn and paved area, perfect for outdoor seating, with additional access to the garage.

Bromsgrove is a thriving market town, extremely popular with commuters, with frequent trains to Birmingham and Worcester, and only a few miles from the M42 and M5 motorways. The property is nearby to good schools in the area including South Bromsgrove High School and the much sought-after Aston Middle School.





**Details:**

**Entrance Hall**

**Dining Room** 11'5" x 15'10" (3.48m x 4.83m)

**Lounge** 14'10" (max) x 12'2" (4.52m (max) x 3.7m)

**Kitchen** 13'10" x 8'11" (4.22m x 2.72m)

**Utility Room** 3'10" x 9' (1.17m x 2.74m)

**WC** 2'11" x 5'10" (0.9m x 1.78m)

**First Floor Landing**

**Master Bedroom** 11' x 15'10" (3.35m x 4.83m)

**Ensuite Shower Room** 6'8" x 4'5" (2.03m x 1.35m)

**Bedroom Two** 11'6" (3.5) x 9'11" (3.02) (both max)

**Bedroom Three** 7'11" x 9' (2.41m x 2.74m)

**Bathroom** 5'7" x 5'10" (1.7m x 1.78m)

**Bedroom Four/ Loft Room** 17'7" x 15'11" (5.36m x 4.85m)

**Garage** 15'9" x 9' (4.8m x 2.74m)

**EPC Rating:** E

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

### Property to sell?

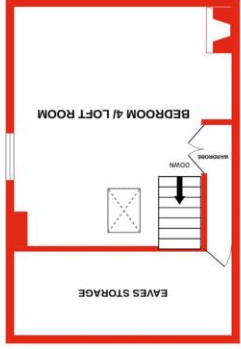
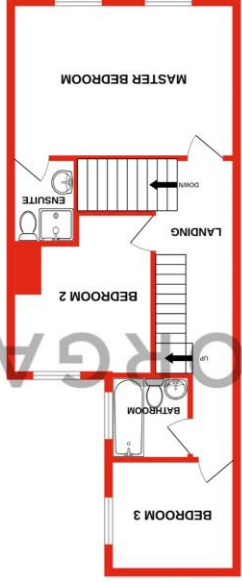
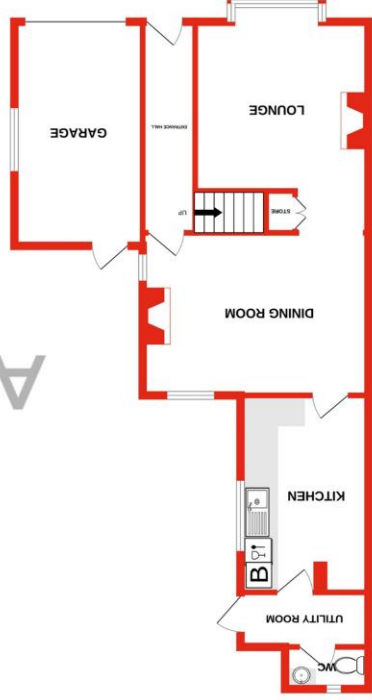
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA: 1629 sq ft. (151.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions 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.  
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