



AP MORGAN

Cirencester Close, Parklands, Bromsgrove
Offers in the region of £250,000

Features:

- Well-presented semi-detached house
- Desirable location
- Excellent first time buyer home
- Two bedrooms
- Modern re-fitted kitchen/diner
- Well-proportioned lounge
- Landscaped rear garden with garden room
- Tandem driveway for two cars

Description:

An excellent opportunity to purchase this, immaculately presented two-bedroom semi-detached home, located in a quiet cul-de-sac within the sought-after Parklands development in Bromsgrove. An ideal purchase for first time buyers.

The welcoming and beautifully presented interior briefly comprises an entrance hallway with stairs rising to the first floor, a generous lounge with a feature coal-effect gas fireplace, and a stylish refitted kitchen/dining area offering a breakfast bar, built-in oven, gas hob, and extractor hood, with space for under-counter appliances and new flooring throughout. A double-glazed UPVC door provides direct access to the rear garden.

On the first floor, the landing gives access to a spacious main bedroom with airing cupboard storage, a well-proportioned second bedroom, and a modern re-fitted family bathroom featuring a contemporary suite with bathtub and shower over.

The rear garden has been landscaped for ease of maintenance, offering a paved seating area, artificial lawn, and a pathway leading to an impressive garden room fitted with power sockets and lighting – perfect for use as a home office, gym, or entertaining space. Side gated access leads to the tandem driveway providing off-road parking for two vehicles.

Well placed for local amenities, the property offers excellent access to popular schools, shops, supermarkets, and



Bromsgrove town centre, with the railway station and M5/M42 motorway links just a short drive away.

Details:

Entrance Hall

Lounge 4.3 x 3.6

Kitchen/Diner 2.4 x 3.58

First Floor Landing

Bedroom One 3.6 x 3.58

Bedroom Two 3.12 x 1.85

Shower Room 2.24 x 1.68

Garden Room/Office 4.05 x 2.55



EPC Rating: C

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 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

Property to sell?

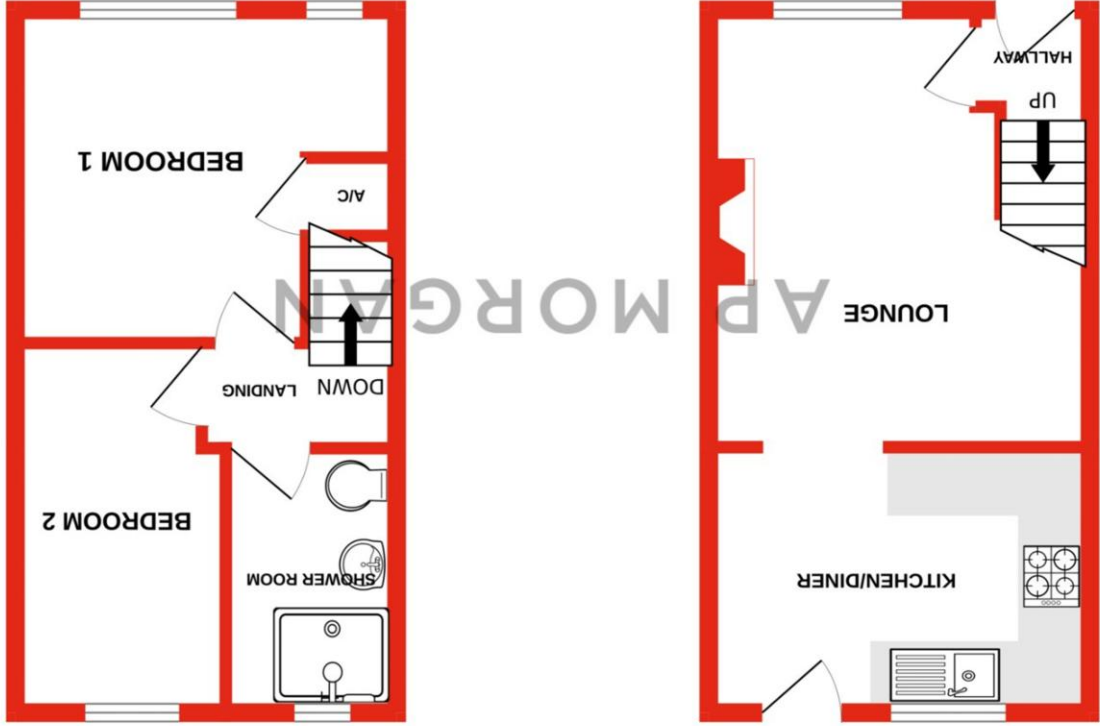
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 FLOOR AREA : 58sq.ft. (50.0 sq.m.) approx.
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