

AP MORGAN



Bishop Hall Crescent, Charford, Bromsgrove,
Asking Price £260,000

Features:

- Three-bedroom semi-detached home, approx. 1,014 sq ft
- No onward chain
- Refitted kitchen/diner and modern bathroom
- Spacious lounge opening into a conservatory
- Large side passage with ground floor WC and direct garden access
- Generous store room, ideal as a home office or hobby space
- Large, level rear garden, mainly laid to lawn
- Concrete print driveway parking for two cars

Description:

You'll be surprised how much this one has to offer. And that's before we get to the garden!

Set on the south side of Bromsgrove, this three-bedroom semi-detached home offers around 1,014 sq ft of move-in-ready living space and comes with no onward chain. The kitchen/diner and bathroom have both been refitted, giving the house a fresh, modern feel, while a spacious lounge opens into a conservatory overlooking the garden. Add a large side passage with its own WC and a generous store room, a level rear garden and a driveway for two cars, and there's a lot to like here.

Why buy here?

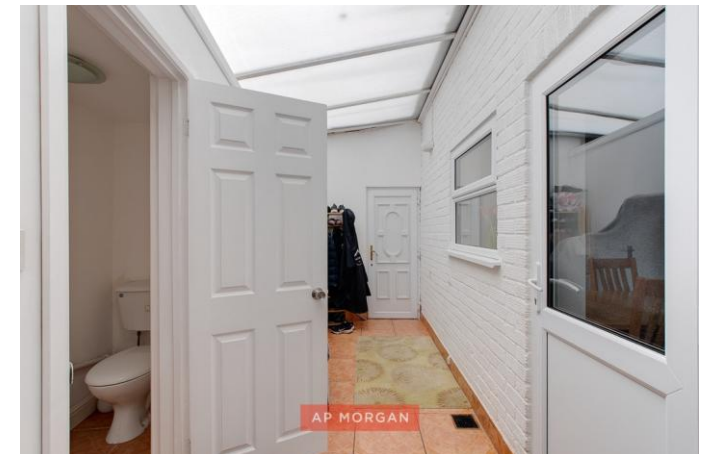
This is a well-established residential neighbourhood where everyday life is easy. South Bromsgrove High School is nearby, and Bromsgrove's first, middle and high school system means families can plan the whole school journey from one address. The town centre is close by for shopping, cafes and evenings out, local buses connect you to Bromsgrove, Droitwich, Worcester, Birmingham and Redditch, and the M5 and M42 put the wider region within easy reach for commuters.

What about the house itself?

The hard work has already been done. The kitchen/diner has an integrated double oven and hob, there's space for a dining table for family meals, and a handy understairs store keeps the clutter out of sight. The lounge is a generous room running from the front of the house to the back, where it opens into the conservatory, a lovely spot for a morning coffee looking out over the garden. Upstairs, two good-sized bedrooms sit to the front, the main one with a built-in wardrobe. The third bedroom is currently used as a dressing room, but would work just as well as a nursery, child's room or study. The modern bathroom has fitted units, a vanity mirror and a bath with overhead shower.

Our agents say...

Every family home needs a space like this side passage. It's large enough for a boot bench, the bikes, the buggy and the dog's lead, so the mess stays out of the hallway. It leads to a ground floor WC and a generous store room that could easily become a home office, hobby room or workshop. And because



the passage opens straight onto the garden, the kids can come and go from the back without traipsing through the house.

Speaking of the garden, it's large, level and mainly laid to lawn. Perfect for summer barbecues, a kickabout with the kids or simply somewhere to stretch out on a sunny afternoon. To the front, a concrete print driveway gives parking for two cars, with a lawn to the side that could make way for extra parking if you need it (subject to any necessary consents).

A spacious family home where you can unpack and get on with living. Get in touch today and come and see it for yourself.

Details:

Entrance Hall

Lounge 5.02 x 3.27

Conservatory 2.75 x 2.17

Kitchen/Dining Room 3.84 x 3.59 Max

Side Passage 2.15 x 6.02 Max

W/C

Store Room 3.17 x 3.64 Both max

First Floor Landing

Bedroom One 3.12 x 3.59 Max

Bedroom Two 2.40 x 3.27

Bedroom Three 2.55 x 2.30 Max

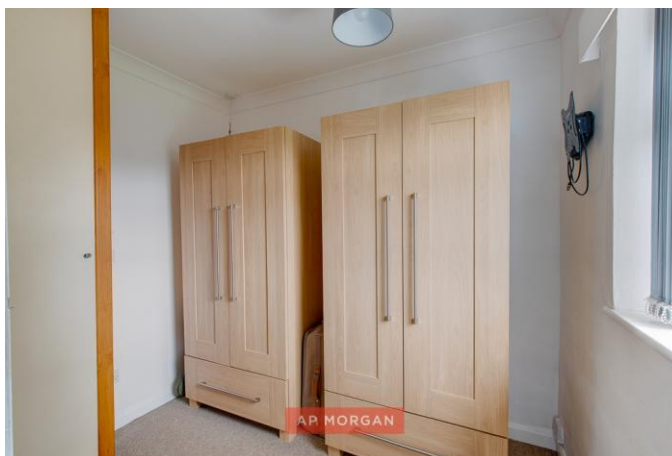
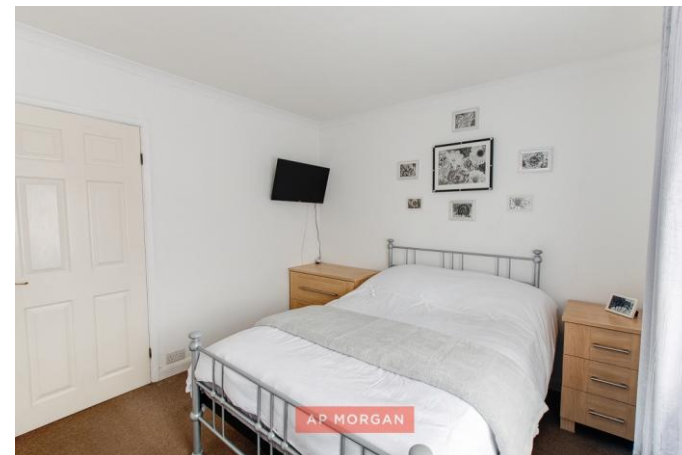
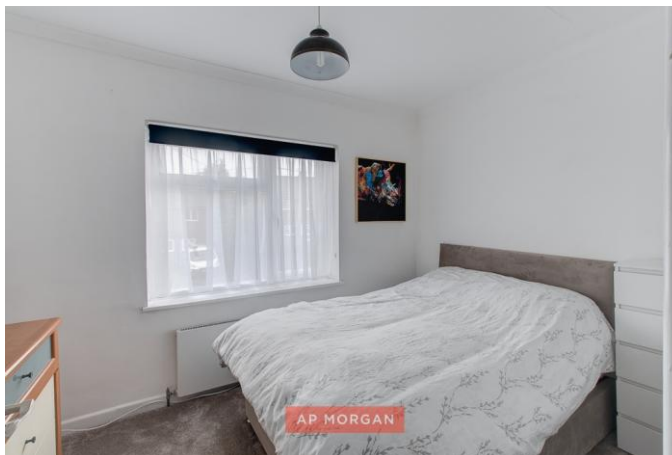
Bathroom 1.80 x 1.76

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.



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.

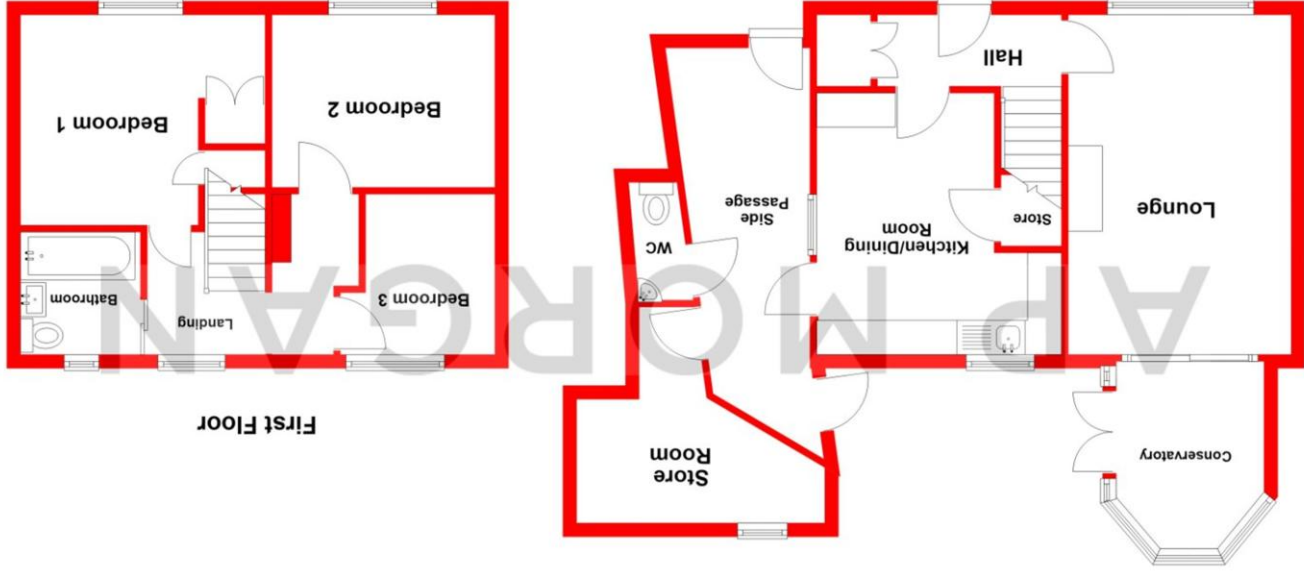
Need a solicitor?

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 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 £99 + 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.

Ground Floor



Total area: approx. 1014.2 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 Planip.

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