

AP MORGAN



Austin Road, Charford, Bromsgrove
Asking Price £95,000

Features:

- Ground floor maisonette with its own front door
- Private south-east facing rear garden
- Level layout, ideal for downsizers
- Lounge/diner plus separate kitchen
- Good-sized double bedroom and modern re-fitted bathroom
- Low running costs, just £422 a year for service charge and ground rent, insurance included
- Gas-fired central heating, a great first purchase or investment
- Popular south Bromsgrove location near shops, schools and bus routes

Description:

Your own front door. Your own garden. Your first step onto the ladder!

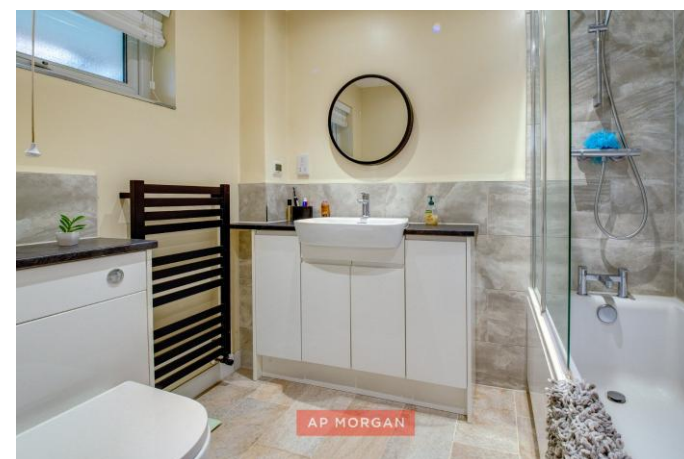
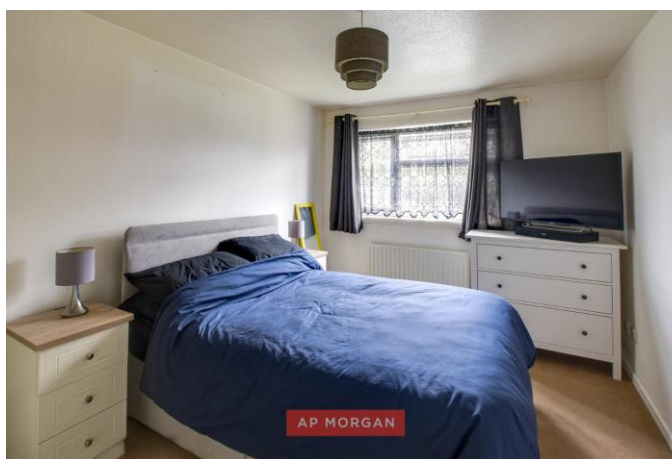
Set in an established part of south Bromsgrove, this ground floor maisonette offers easy, level living, complete with its own front door and a private south-east facing garden. A central hallway leads to a lounge/diner, a separate kitchen, a good-sized double bedroom, a modern re-fitted bathroom and a handy store cupboard. Whether you're buying your first home, adding to a portfolio or looking to downsize, it ticks a lot of boxes.

Why live here?

This is a settled, practical place to live, with the things you need every day right on your doorstep. A small parade of shops on the road covers the basics, from a convenience store to a fish and chip supper on a Friday night. Bus stops sit close by. Families are well served too, with St Peter's Catholic First School, St John's CofE Middle School and South Bromsgrove High all in the area. Bromsgrove town centre is within easy reach, Bromsgrove station at Aston Fields offers links towards Birmingham and Worcester, and the M5 and M42 keep the wider region close.

What about the home itself?

Everything sits on one level, so day-to-day living is simple. The lounge/diner has room for a sofa and a dining table, making it just as good for a quiet night in as for having friends round for dinner. The kitchen is separate, which keeps cooking out of the living space. The bedroom is a good-sized double, and the re-fitted bathroom feels fresh and modern, with fitted units and a bath with a shower over. Gas-fired central heating keeps the home warm through the winter. And that store cupboard off the hall? It's where



the vacuum, the coats and all the clutter go, so the rest of the home stays tidy.

Our agents say...

Having your own front door makes a real difference. There's no communal corridor or shared entrance, so it feels much more like a house than a flat. Then there's the garden. Facing south-east, it catches the morning sun, ideal for breakfast outside, a few pots and planters or a barbecue on a summer weekend.

For first-time buyers, it's a realistic way to get a foot on the ladder with outdoor space included. For investors, it's a compact, easy-to-manage home in a popular part of town. And for downsizers, the level layout and manageable garden make life simpler without giving up a place to sit out. Running costs are small too. The service charge and ground rent come to just £422 a year combined, with insurance included. Get in touch today and come and see it for yourself.

Details:

Entrance Hall

Lounge/Diner 4.17 x 3.36

Kitchen 3.54 x 2.36

Bedroom One 4.17 x 2.85

Bathroom 2.38 x 1.67

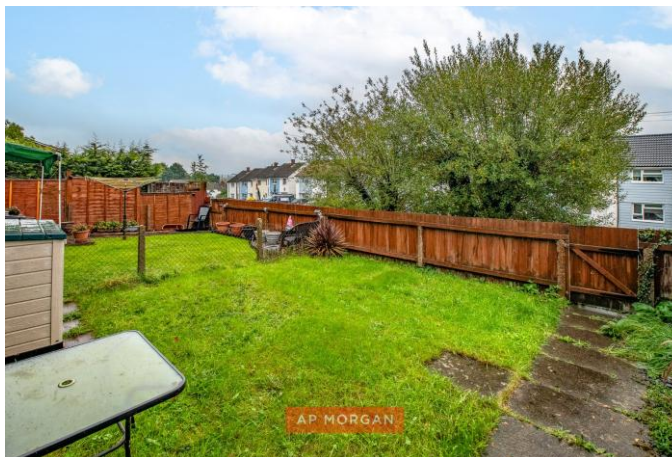
Store

EPC Rating: To be confirmed

Council Tax Band: A (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 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?

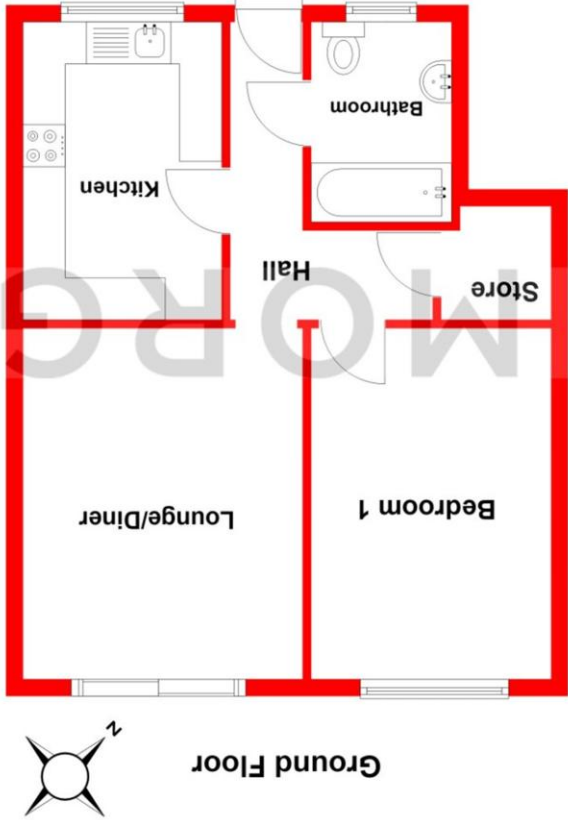
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 46.5 sq. metres (501.0 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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