AP MORGAN



Fordhouse Road, Bromsgrove, Worcestershire

Asking Price £395,000

Features:

- Extended three-bedroom semi-detached family home
- Kitchen/breakfast room with sky lantern, bi-fold doors and breakfast bar
- Integrated appliances and wet underfloor heating to kitchen and utility
- Flexible front room, ideal as a home office or ground floor bedroom
- Ground floor wet room and separate utility with Belfast sink
- South east facing garden backing onto private woodland
- Large block paved driveway, garage and owned solar panels
- Close to Finstall First School and Aston Fields Middle School

Description:

Looking for a family home close to great local schools?

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Set on a quiet residential road in Bromsgrove, close to Finstall First School and within walking distance of Aston Fields Middle School, this three-bedroom semi-detached home has been extended and improved over the years. A side and rear extension added a bright kitchen/breakfast room, a utility and a ground floor wet room, freeing up the original kitchen at the front as a flexible extra room. It all opens onto a generous south east facing garden that backs onto private woodland.

We asked the owner what made her buy it...

“I chose this home for the size of the plot and its potential to extend, and because it’s on such a quiet street. Bromsgrove is a pretty, historic market town, away from the city but close to the countryside, and the community is kind and caring, with lots to get involved with. I love the bandstand music in Sanders Park, market days and bonfire night, and The Little Ale House and Coffee#1 are favourites of mine. The three-tier school system is a great transition for kids, too.”

What about the house itself?

“When I first viewed it, I noticed how well built it was, with good proportions, a large hallway and a garden that’s private and not overlooked. I spend most of my time in the lounge. It’s spacious yet cosy, the bi-fold doors let the outside in, and I can see the garden from my chair. I had the kitchen done so the family could come together to cook, eat and entertain. I start most mornings with a coffee on the patio as the sun warms the back of the house, and on winter evenings I’m in front of the fire. I’ve always felt that if you look after this house, it looks after you.”

Our agents say...

The kitchen/breakfast room is the natural centre of the home. A sky lantern brings in light from above, the breakfast bar is ideal for a quick coffee or catching up at the end of the day, and the bi-fold doors open the whole room onto the patio when the weather allows. Integrated appliances keep things streamlined, and wet underfloor heating runs through the kitchen and utility. The utility, with its Belfast sink, keeps the washing and muddy boots out of sight.

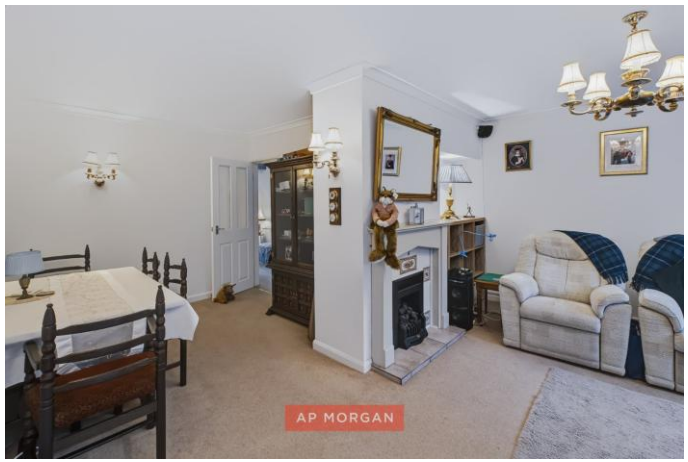
The ground floor is what makes this home so adaptable. The front room works well as a home office today, but with a wet room on the same floor it could easily become a bedroom for a grandparent, an older teenager or guests. Wider doorways and low steps make the ground floor easy to get around. Upstairs, there are three bedrooms, the main with fitted wardrobes, and a family bathroom with a spa-style corner bath. The loft is partly boarded for extra storage.













Outside, the lawn gives children room to play, and the quiet area at the far end, with its pond and space for a hot tub, is a lovely spot to unwind once they're in bed. The large block paved driveway has space for multiple cars plus a motorhome or caravan, and the garage has a remote-operated roller shutter door. There are owned solar panels and a Worcester boiler too.

For commuters, Bromsgrove station is within walking distance, with trains to Birmingham and Worcester, and the M42 and M5 are close by. The town centre's shops, cafes and pubs are only a short trip away. If you're looking for space, flexibility and a well-connected location for family life, get in touch to arrange a viewing.

Details:
Porch

Hall

Lounge *3.47 x 4.75*

Dining Area *2.40 x 2.93*

Kitchen/Breakfast Room *5.00 x 2.46*

Study *2.39 x 2.93*

Utility *2.22 x 2.50*

Wet Room *1.70 x 2.46*

Garage *4.85 x 2.00*

First Floor Landing

Bedroom One *3.00 x 4.89* Max

Bedroom Two *3.83 x 2.69* Max

Bedroom Three *3.28 x 2.04*

Bathroom *2.50 x 1.72* Max

EPC Rating: To be confirmed
Council Tax Band: C (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

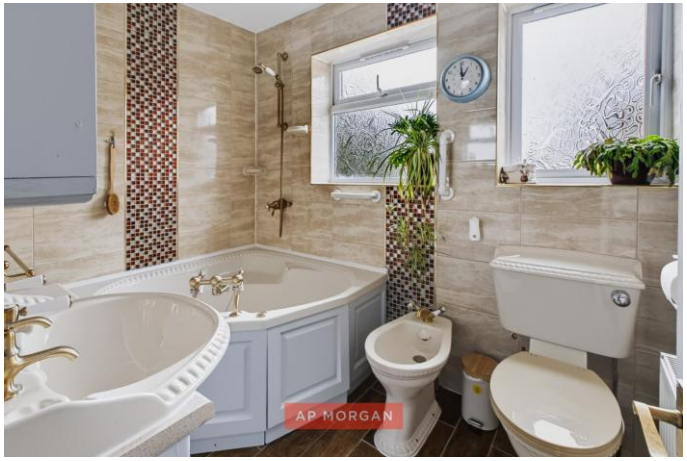
For more information or to arrange a viewing, please call us on 01527 910 300.













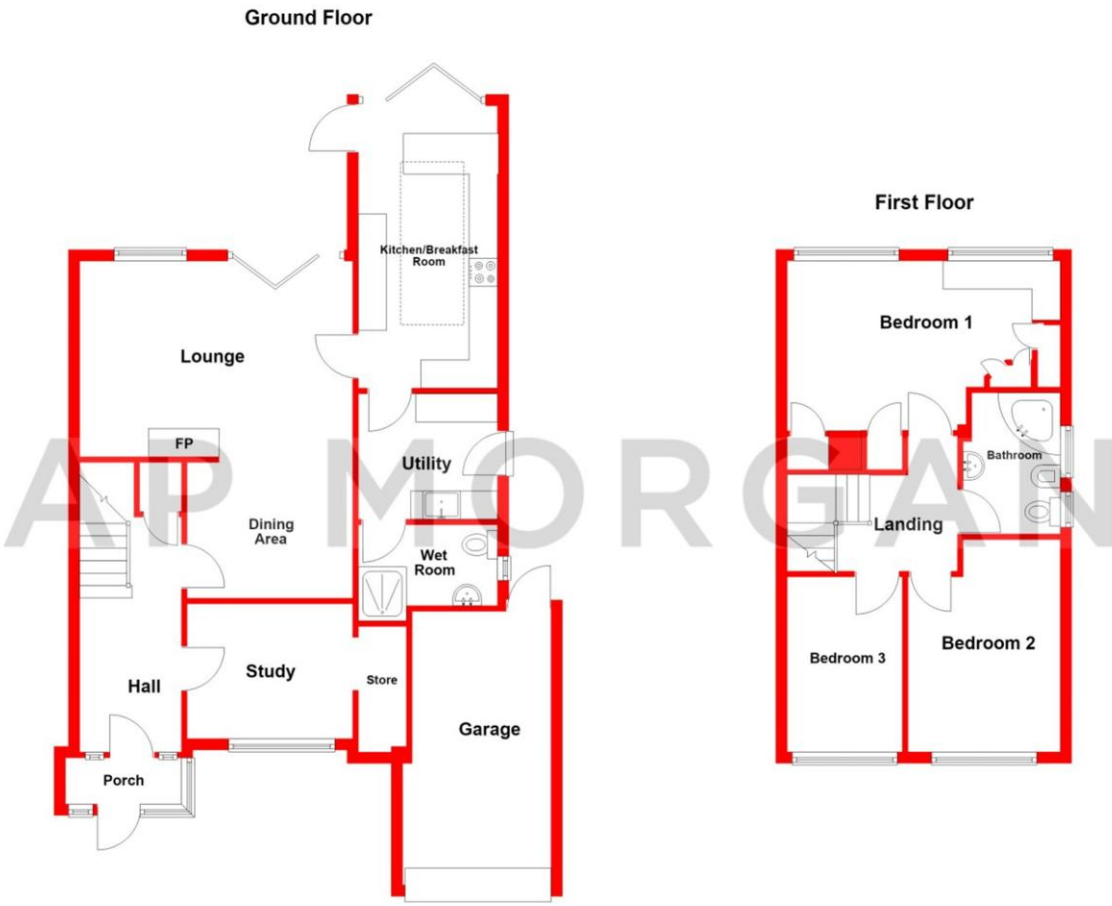
How can we help you?

Need a mortgage?
We recommend 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. 123.2 sq. metres (1325.8 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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