AP MORGAN



Fairmont Road, Aston Fields, Bromsgrove

Guide Price £315,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Three-bedroom semi-detached home in Aston Fields
- Spacious lounge and dining area
- Sliding doors opening onto the rear garden
- Two double bedrooms and a single
- Good-sized, manageable rear garden
- Driveway parking with side access to the garden
- Plenty of scope to make it your own

Description:

GUIDE PRICE £315,000 - £325,000

A tucked-away road in Aston Fields, a lounge that opens straight onto the garden, and plenty of room to make it your own, with no chain tying it down.

Tucked away on a residential road in Aston Fields, on the south side of Bromsgrove, this three-bedroom semi-detached home offers generous living space and a lot of potential. A spacious lounge and dining area opens through sliding doors onto a rear garden that's a great size without being hard work, and there's a driveway at the front with a side passage through to the back. It's offered with no onward chain, and it's ready for someone new to put their own stamp on it.

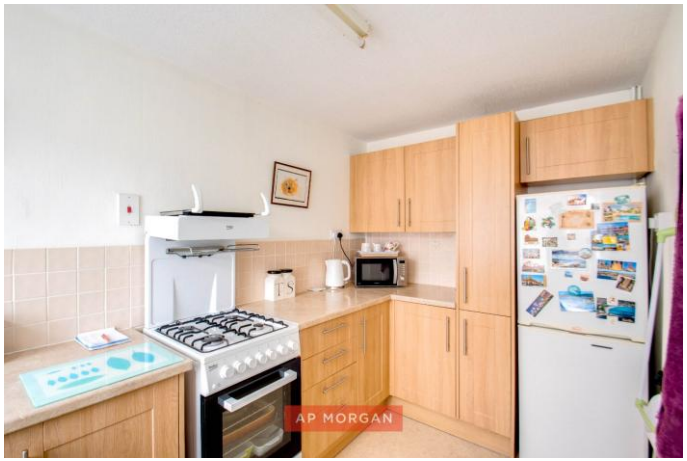
[TO CONFIRM: tenure and construction. If leasehold, or non-standard construction or any other major issue, the KEY INFORMATION block goes here (reference file section 6). If freehold, standard construction and no major issues, delete this line.]

Why Aston Fields?

Aston Fields has a village feel of its own while sitting right on the edge of Bromsgrove. Bromsgrove railway station is in the neighbourhood itself, with trains into Birmingham New Street and out towards Worcester, and there's a handy run of shops and places to eat around the station. Finstall Park and Aston Fields Park give you green space for weekend walks, the town centre is close by, and there's a choice of schools in the area. Easy to get out, easy to come home.
What about the house itself?

The heart of the house is the lounge and dining space. It's genuinely spacious, with room for a sofa at one end and a family-sized table at the other, and the sliding doors bring the garden right into the room. Open them up on a summer evening and the whole space flows outside. Upstairs, there are two double bedrooms and a single, all great sizes, served by the family bathroom. Outside, the driveway takes care of parking, and the side passage means bikes, bins and garden kit go straight round the back without coming through the house.













Our agents say...

This is a house with room to think big. The space is already here, the bedrooms are a great size, and the garden is big enough to enjoy but small enough to keep on top of. Whether you're a first-time buyer, a growing family or downsizing from something bigger, there's scope to update and shape it exactly how you want it, and any bigger plans would be subject to planning. With no onward chain, it's a straightforward one to move on. Get in touch today and come and see the potential for yourself.

Details:
Porch

Hall

Kitchen *11'11" x 6'9" (3.63m x 2.06m)*

Lounge/Diner *17' x 18'1" (5.18m x 5.5m)*

Garage *18'6" x 6'6" (5.64m x 1.98m)*

Landing

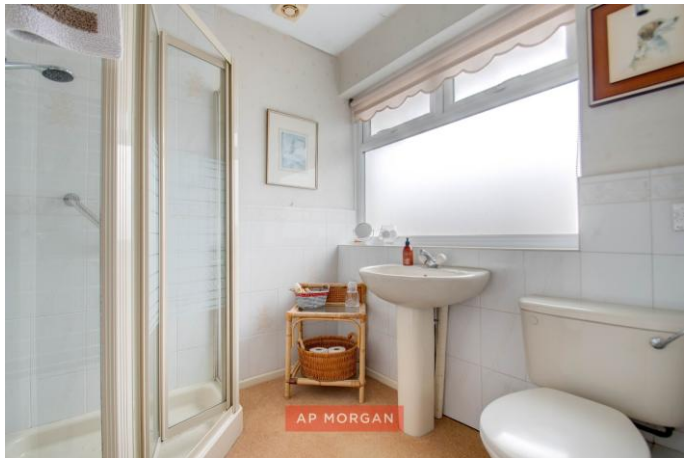
Bedroom One *15'2" x 8'6" (4.62m x 2.6m)*

Bedroom Two *10'11" x 9'3" (3.33m x 2.82m)*

Bedroom Three *8'9" x 8'6" (2.67m x 2.6m)*

Bathroom *6'2" x 6'5" (1.88m x 1.96m)*











EPC Rating: D
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?

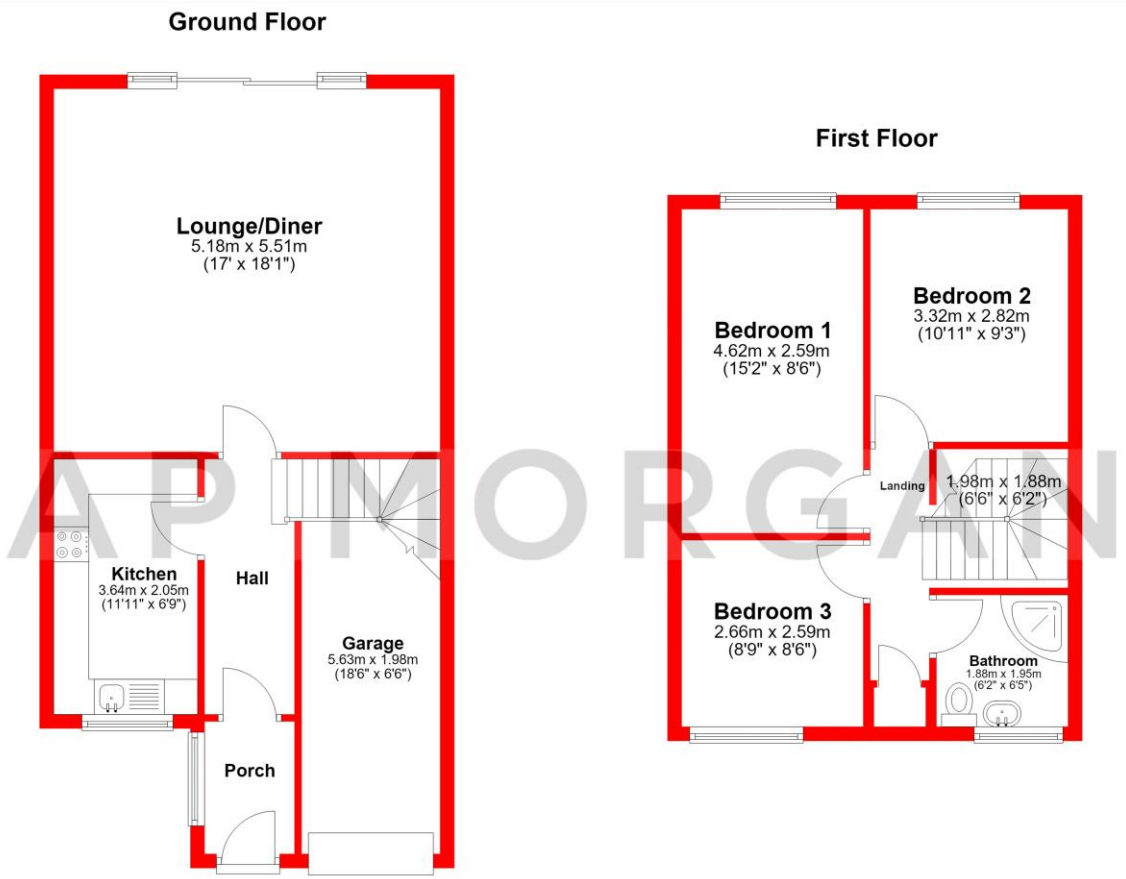
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 96.7 sq. metres (1040.3 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.