AP MORGAN



Rowan Close, Bromsgrove, Worcestershire

Guide Price £230,000

Features:

- Three-bedroom semi-detached family home
- Non-standard construction, lender criteria vary
- No onward chain
- Open-plan lounge and dining room with fireplace
- Separate kitchen with new worktops and sink
- Rear garden with patio, lawn and brick-built garden store
- Driveway parking for two cars
- No through road close to Sanders Park and the town centre

Description:

Sanders Park nearby, the High Street a walk away, and a no through road to come home to.

Tucked away on a no through road on the edge of Bromsgrove town centre, this three-bedroom semi-detached home puts Sanders Park and the High Street within walking distance. Inside, a long open-plan lounge and dining room with a fireplace runs from front to back, there's a separate kitchen, and upstairs has three bedrooms and a bathroom with bath and overhead shower. Outside, a rear garden with paved patio and lawn, a brick-built garden store and driveway parking for two cars.

KEY INFORMATION
Worth knowing: the house is of non-standard construction. Lending criteria for this type of home vary from lender to lender, so we'd recommend speaking to a mortgage adviser early on. Our team is happy to share everything we know about the property.

We asked them what made them buy it...
"I love my neighbours. I know all of them, they're friendly and they're always there if you need them. I'll miss them the most. My children have loved living here, and my girls and their friends always came here for sleepovers. I'll miss the summer events in the park too. The house just felt right, and it's a nice road to live on. It's a wonderful place to live, and I'll be sad to go!"

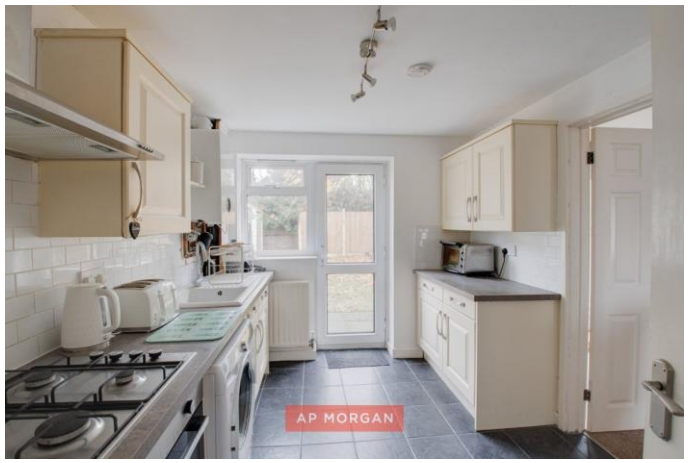
What about the house itself?
"When I first walked in it felt calm, peaceful and clean. I liked the living room, and I like it even more now with my fireplace! The living room is where we spend most of our time. We all watch movies together, and it's cosy and homely. The master bedroom was a great size, and there's lots of space in bedrooms one and two for storage. It heats up really well, so it's warm in the winter and cool in the summer. I've put in the fireplace, a new boiler, new kitchen surfaces and sink, and a new floor in the bathroom, and it's all been painted. We have a lovely happy home! Two of my girls













have moved out with their own families, but they still spend so much time here."

Our agents say...
This is a home that works because of where it sits. Step out of the close and you're heading towards Sanders Park, with its play area, skate park and the Jubilee Bandstand, where free concerts fill Sunday afternoons through the summer. Keep walking and you're on the High Street for brunch at Verraco Lounge or a cocktail at Decanter Spirit, with David Lloyd and the rugby club for anyone who likes to keep busy at the weekend. Bromsgrove's three-tier schools have served this family well, and the M5 is within easy reach for getting north or south.

Inside, that lounge and dining room is the heart of it all. Fireplace at one end for movie nights, dining table at the other for family meals, and a separate kitchen opening straight onto the garden. A porch and hallway with two storage cupboards keep coats and clutter out of the way. Upstairs, three bedrooms and a bathroom with bath and overhead shower. The garden is easy to look after, with a patio for summer evenings, a lawn for the kids and a brick-built store for bikes and tools. Gas central heating runs from a combi boiler the current owner has replaced, and there's driveway parking for two cars. And with no onward chain, the next chapter can start as soon as you're ready. Get in touch today and come and see why so many people never wanted to leave.

Details:
Porch

Hall

Lounge/Diner *20'6" x 10'11" (6.25m x 3.33m)*

Kitchen *10'4" x 8'7" (3.15m x 2.62m)*

First Floor Landing

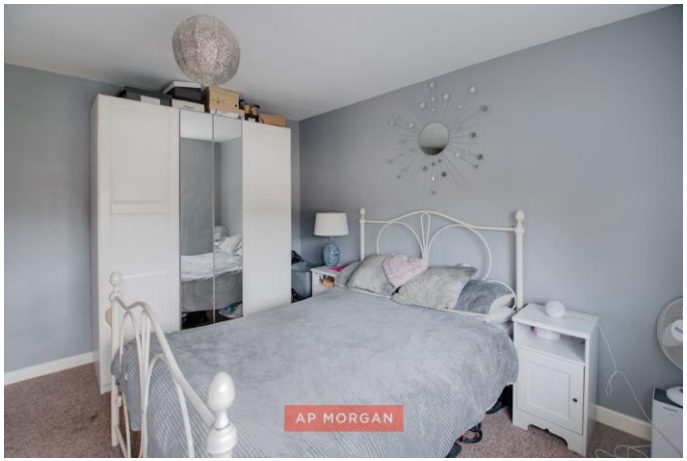
Bedroom 1 *11'9"d x 10'7"min (3.58md x 3.23mmin)*

Bedroom 2 *11'9"min w x 8'5" (3.58mmin w x 2.57m)*

Bedroom 3 *9'2" (2.8)w x 8'6" (2.6)dv inc stair well*

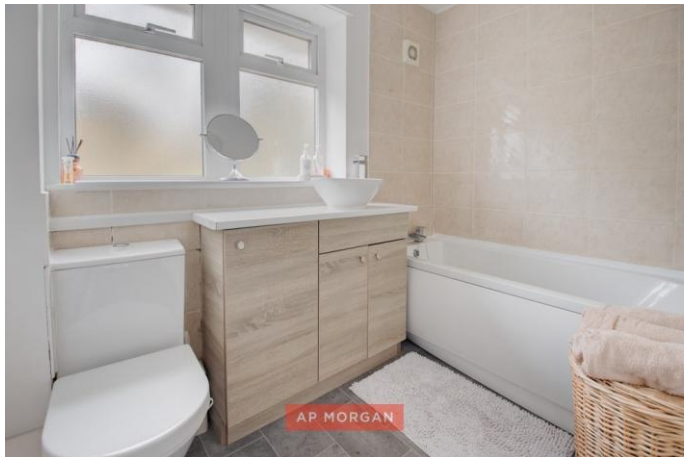
Family Bathroom *8' x 5'3" (2.44m x 1.6m)*

EPC Rating: D
Council Tax Band: B (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).













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?

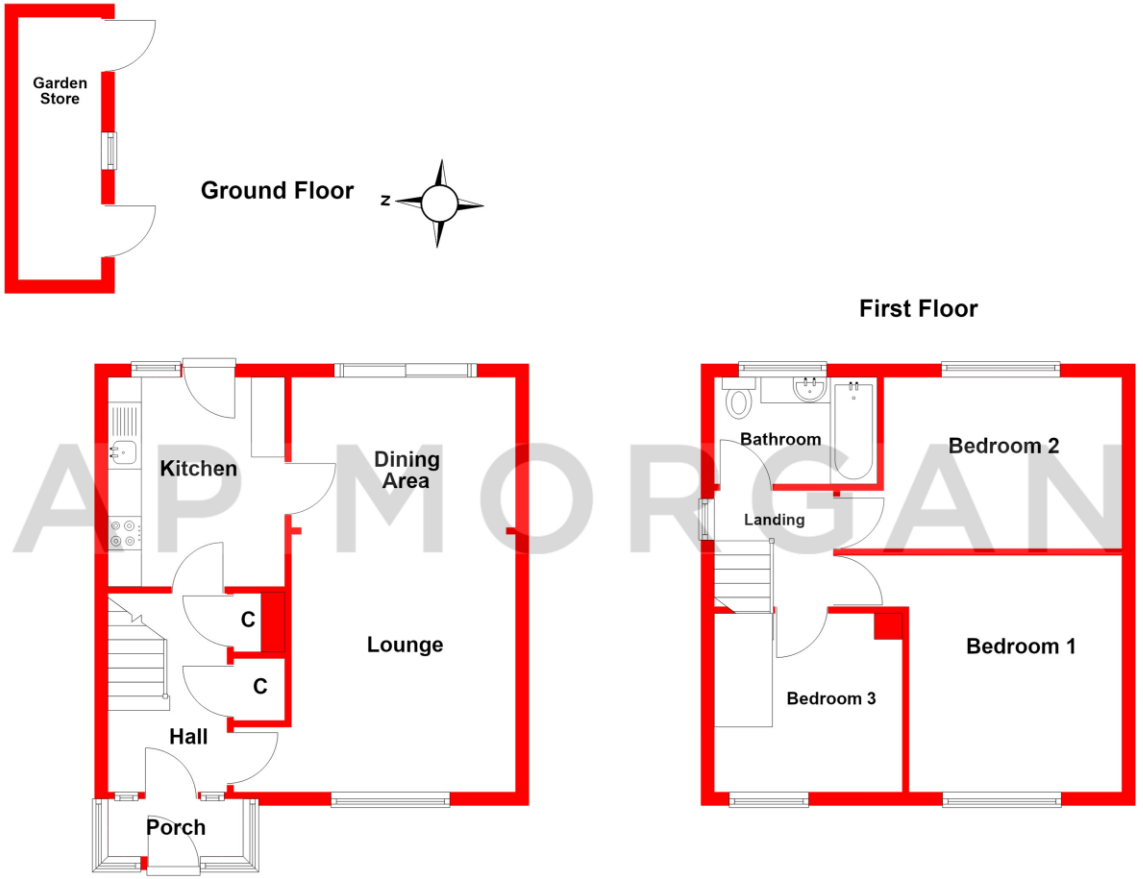
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Total area: approx. 891.7 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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