AP MORGAN



Laburnum Grove, Bromsgrove, Worcestershire

Asking Price £225,000

Features:

- Impressive plot with a vast, level garden
- End-terraced home with the same owners since new
- No onward chain
- Three bedrooms, with bedrooms one and two refurbished
- Modern ground floor wet room plus first floor bathroom
- Roof and guttering replaced in 2020
- Scope to extend and create parking, subject to permissions
- Modern electric radiators throughout

Description:

One family since day one. One very big garden. One chance to make it yours.

This end-terraced three-bedroom home sits in a small grove in Bromsgrove's, and it has been with the same owners since the day it was built. It comes with no onward chain. Bedrooms one and two have already been refurbished, and a modern wet room on the ground floor sits alongside the family bathroom upstairs. But the real story is outside, where the plot fans out behind the house into a vast, level garden that you need to stand in to appreciate.

We asked them what made them buy it...
"It's a small grove, so it always felt very secure and friendly. The size of the garden and the location were the things we never stopped loving."

What about the house itself?
"The living room was where we spent most of our time. But it was the garden everyone noticed. The size of it always got a reaction from guests. It's a large garden with a maintained lawn, and there's lots of potential for outside play for families."

Our agents say...
They're not wrong about the garden. Behind the house there's a fenced lawn with a shed, and beyond it the plot opens into a huge, level stretch of lawn that gets wider the further you go, with a hedge along one side and a paved path down the other. Summer parties, a veg patch, a trampoline, and still plenty of lawn left over.

It also gives you options. Other homes on the road have already extended, and with a plot like this there's clear potential to do the same, subject to planning. The frontage offers scope to create off-road parking too, subject to the relevant permissions.

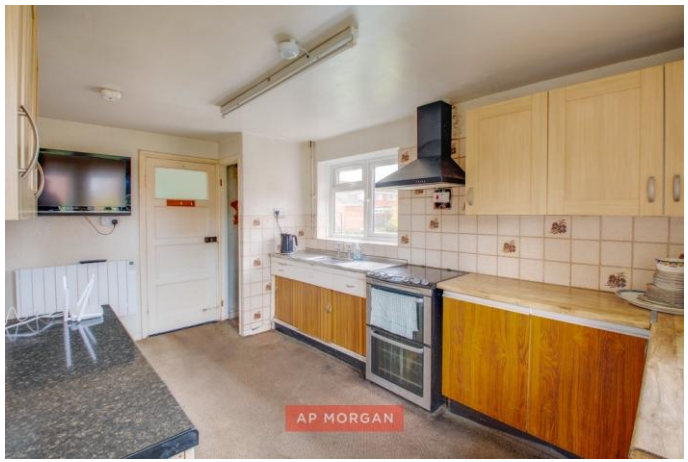
Inside, the important work is done. The roof and guttering were replaced in 2020, the lounge has windows at both ends so light

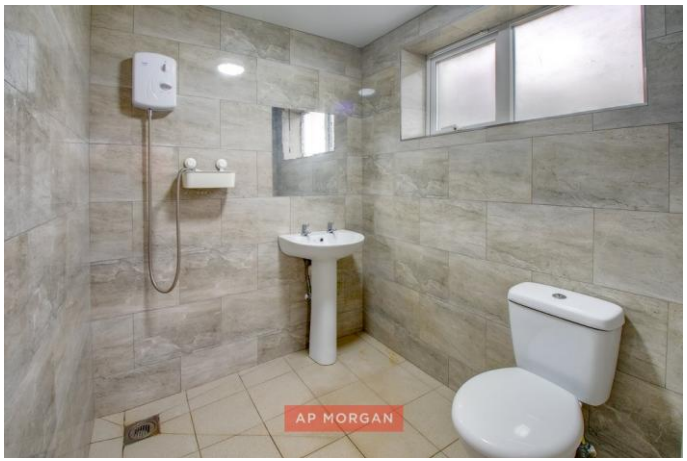












comes in from the front and back, and the kitchen/diner sits alongside. The ground floor wet room is a real bonus, with a rear lobby leading out to the garden, and upstairs the two refurbished bedrooms are joined by a third bedroom and the family bathroom. The rest is a blank canvas for you to make your own.

You've got local shops along Broad Street, Bromsgrove town centre close by, and easy access to the M5 and M42 for getting around the Midlands. Get in touch today and come and see that garden for yourself.

Details:
Entrance Hall

Lounge *4.52 x 3.27*

Kitchen/Diner *4.53 x 2.80*

Shower/Wet Room *2.02 x 1.73*

Rear Lobby *1.73 x 1.66*

Landing

Bedroom 1 *4.50 x 2.98*

Bedroom 2 *4.94 x 1.92*

Bedroom 3 *2.98 x 2.50 (max)*

Bathroom *2.34 x 1.75*

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

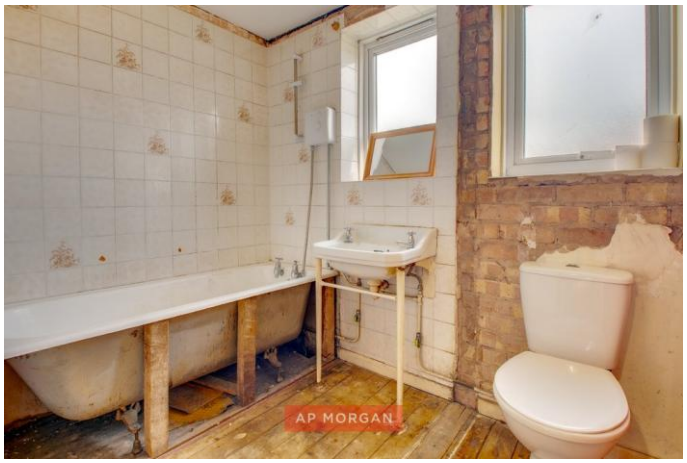
For more information or to arrange a viewing, please call us on 01527 910 300.













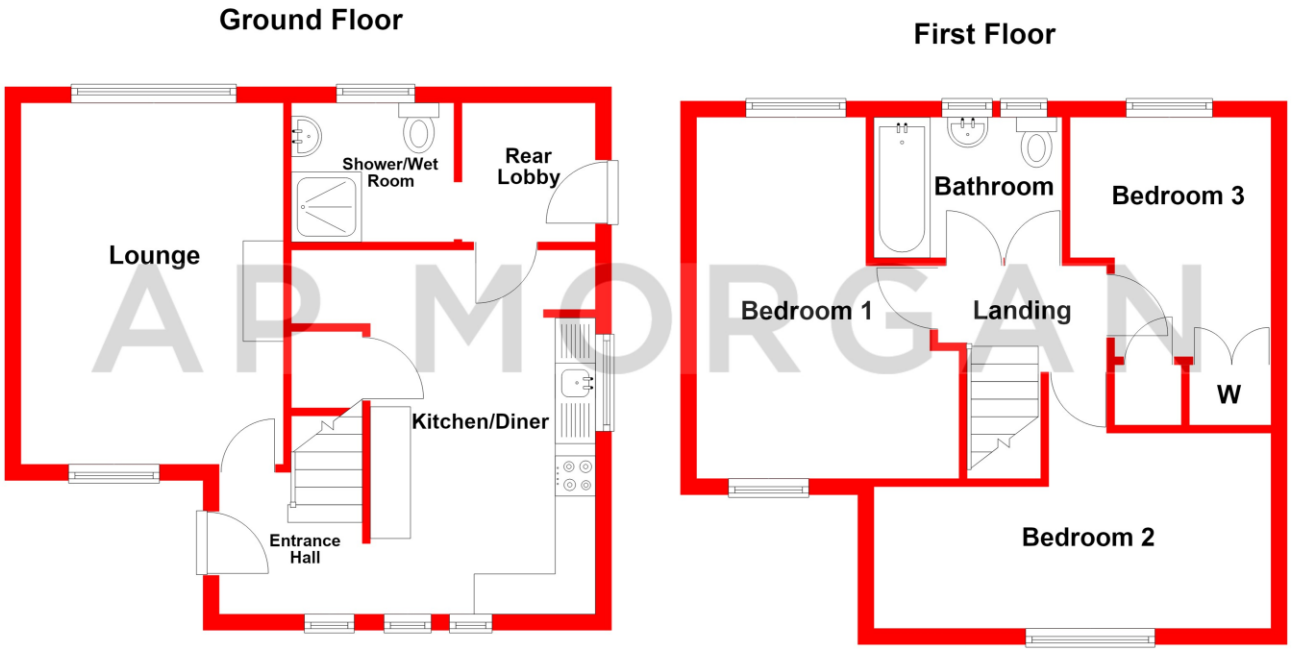
How can we help you?

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.



Total area: approx. 894.0 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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