AP MORGAN



Bant Mill Road, Bromsgrove, Worcestershire

Offers Over £375,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Extensive lounge with fireplace, opening into the dining room
- Sliding doors from the dining room onto the rear garden
- Three bedrooms upstairs: two doubles and a single
- Ground-floor double bedroom linking to a study
- Downstairs shower room plus a second bathroom
- Good-sized kitchen with storage and garage/utility beyond
- Driveway for multiple cars and a great-sized rear garden

Description:

OFFERED WITH NO ONWARD CHAIN

A house that gives everyone their own corner, then pulls them all back to the same big lounge every evening.

Set in Bromsgrove, this spacious semi-detached home offers more flexibility than you might expect from the outside. An extensive lounge with a fireplace flows into a dining room with sliding doors onto a great-sized rear garden. A ground-floor double bedroom linking to a study, with a shower room on the same floor, sits apart from three further bedrooms upstairs. Add a driveway for multiple cars and garage/utility space, and it's a house that makes everyday life easier.

What about the location?
Bromsgrove town centre is a few minutes' drive away, with its shops, restaurants and everyday amenities all within easy reach. When it's time to head further afield, the road links are excellent. Worcester, Redditch and Birmingham are all within reach, and the M5 and M42 motorways make commuting and weekends away straightforward.

What about the house itself?
It starts with the lounge. It's an extensive space, anchored by a fireplace, and it opens straight into the dining room so the ground floor feels connected and sociable. From the dining room, sliding doors lead out to the rear garden, which makes summer dinners and lazy garden days easy. The kitchen is a good size and leads through to a storage space and on to the garage/utility, so laundry, coats and everyday clutter all have somewhere to go.

Then there's the ground-floor bedroom. It's a double that links to a study, with a shower room on the same floor, giving you a self-contained corner of the house. Upstairs you'll find two further double bedrooms and a single. The house also has a second bathroom, and there's storage throughout.













Our agents say...
What we love most is how adaptable this house is. That ground-floor bedroom and study could be a guest suite, a teenager's den, space for visiting family or a home office with somewhere to crash. The living spaces are comfortable and genuinely spacious, the garden is a great size for kids, pets or a serious barbecue, and the driveway takes multiple cars, so nobody's juggling parking. It's offered with no onward chain, too. Get in touch today to book a viewing and come and see how much room there really is.

Details:
Porch

Hallway

Kitchen *3.49 x 3.09*

Lounge *4.97 x 5.94 (max)*

Study *2.26 x 2.53*

Shower Room

Dining Room *3.19 x 4.97*

Bedroom 4 *3.22 x 2.88*

Garage/Utility *4.95 x 2.72*

Landing

Bedroom 1 *3.04 x 4.92 (max)*

Bedroom 2 *2.78 x 3.82 (max)*

Bedroom 3 *3.37 x 2.09*

Bathroom *2.48 x 1.74*

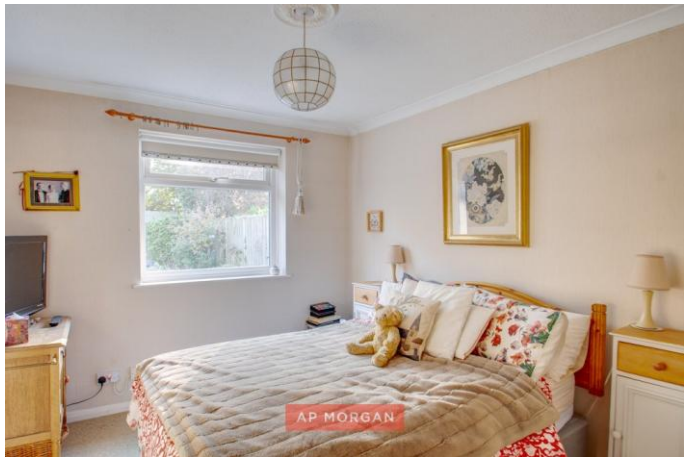
EPC Rating: To be confirmed
Council Tax Band: D (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

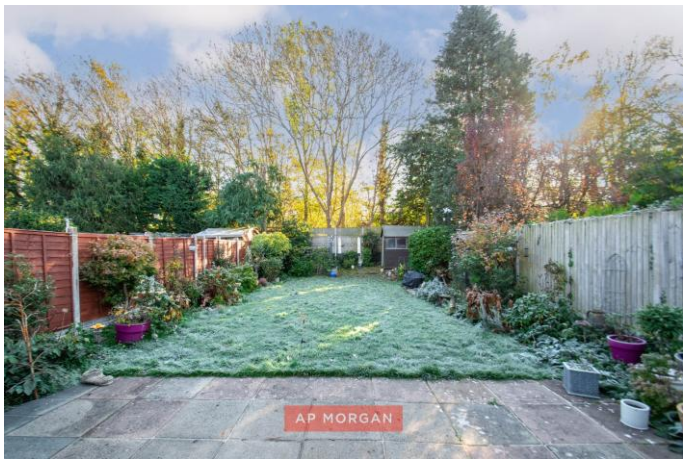
For more information or to arrange a viewing, please call us on 01527 910 300.













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. 145.2 sq. metres (1563.3 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.

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