



**Harbours Close, Bromsgrove**

Offers Over £365,000



**Features:**

- Four-Bedroom Detached House
- Detached Double Garage & Driveway
- Spacious Lounge & Conservatory
- Fitted Kitchen/Diner & Utility Room
- En-suite, Family Bathroom & Guest WC
- 4 Bedrooms with Fitted Wardrobes/Furniture
- Pleasant Front & Rear Gardens
- EPC Rating = tbc

**Description:**

This Particularly Well-Presented Four-Bedroom Detached Executive Home with Detached Double Garage, enjoys an enviable position set in The Forelands which is highly regarded as one of the most sought after locations within Bromsgrove. The property offers good access to the local amenities, a choice of state and private schooling, parks/playfields, sports/leisure centre, shopping facilities and M5/M42 motorway networks. The layout briefly comprises: Entrance Hallway, Cloakroom/Guest WC, Spacious Living Room (with a feature fireplace), Conservatory, Fitted Kitchen/Diner (with Built-in Induction Hob, Grill, Oven, Microwave, Coffee Machine, Wine Fridge & Dishwasher) and a Utility Room to the Ground Floor; Master Bedroom (with En-suite & Built-in Wardrobes), Second Double Bedroom (with Fitted Wardrobe & Furniture), Further Two Good-sized Bedrooms (with Fitted Storage Cupboards & Furniture) and a Modern Family Bathroom to the First Floor. The property further benefits from a Detached Double Garage to the front, Ample Driveway Parking, Landscaped Rear Garden, Double Glazing and Gas-fired Central Heating System. The layout briefly comprises: Entrance Hallway, Cloakroom/Guest WC, Spacious Living Room (with a feature fireplace), Conservatory, Fitted Kitchen/Diner (with Built-in Induction Hob, Grill, Oven, Microwave, Coffee Machine, Wine Fridge & Dishwasher) and a Utility Room to the Ground Floor; Master Bedroom (with En-suite & Built-in Wardrobes), Second Double Bedroom (with Fitted Wardrobe & Furniture), Further Two Good-sized Bedrooms (with Fitted Storage Cupboards & Furniture) and a Modern Family Bathroom to the First Floor. The property further benefits from a Detached Double Garage to the front, Ample Driveway Parking, Landscaped Rear Garden, Double Glazing and Gas-fired Central Heating System.





**Details:**

**Living Room**

18' 11" x 11' 3" (5.76m x 3.43m)

**Conservatory**

11' 3" x 8' 5" (3.43m x 2.56m)

**Kitchen/Diner**

18' 11" x 11' 4" (5.76m x 3.45m)

**Utility Room**

6' 3" x 6' 1" (1.90m x 1.85m)

**Guest WC**

6' 6" x 2' 7" (1.98m x 0.79m)

**Master Bedroom**

9' 11" (excluding wardrobes) x 10' 8" (3.02m x 3.25m)

**En-suite**

8' 5" x 3' 2" (2.56m x 0.96m)

**Bedroom Two**

11' 5" x 8' 8" (3.48m x 2.64m) (both max)

**Bedroom Three**

11' 7" x 7' 3" (3.53m x 2.21m) (both max)

**Bedroom Four**

11' 7" x 6' 9" (3.53m x 2.06m) (both max)

**Family Bathroom**

8' 6" (max) x 6' 3" (2.59m x 1.90m)

**EPC Rating:**

**Council Tax Band:** (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

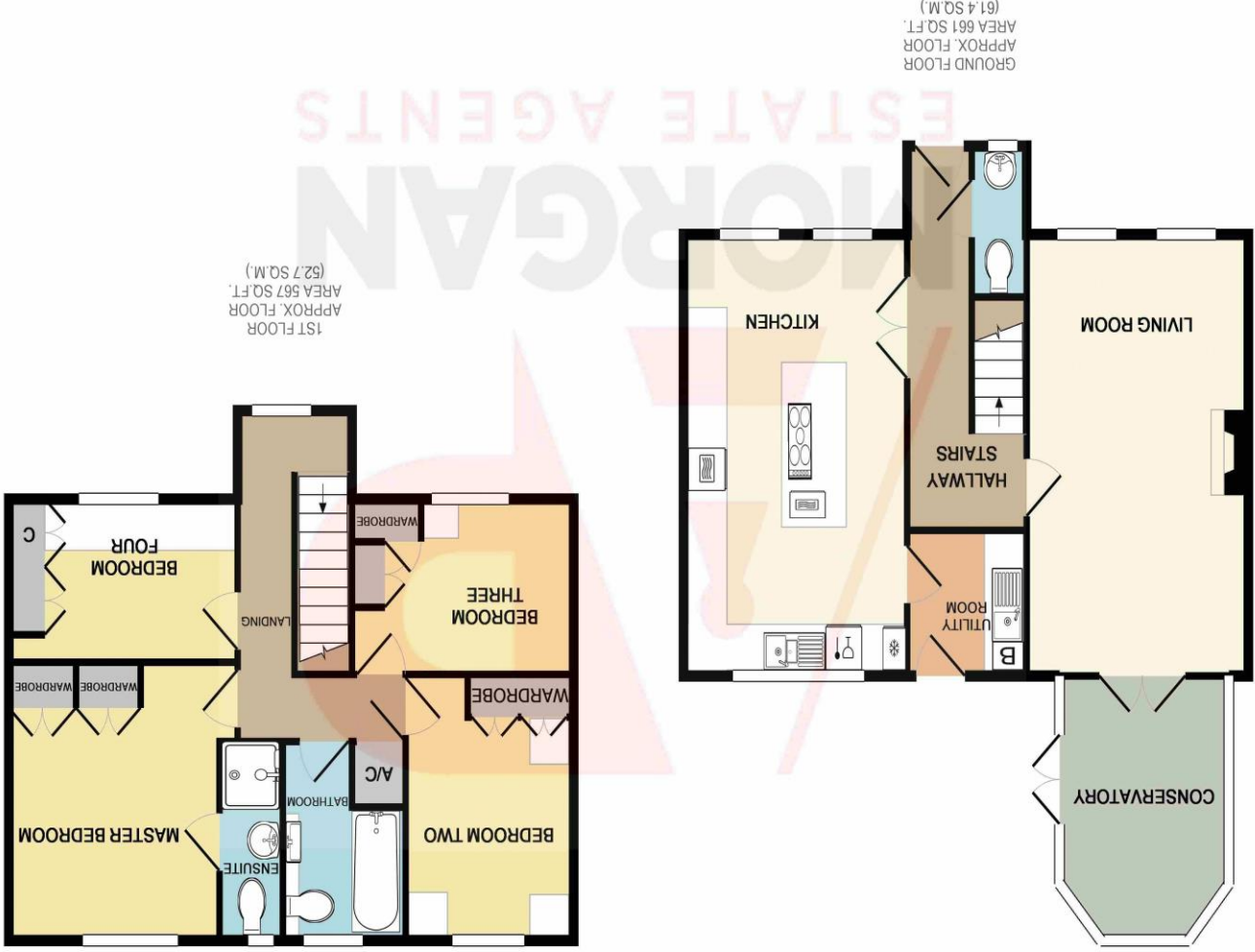
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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