



**The Dock, Bromsgrove**  
£175,000

**Features:**

- NO ONWARD CHAIN
- Charming 2 bedroom, EXTENDED cottage
- Spacious lounge with inglenook
- Kitchen/diner
- Upstairs bathroom
- Courtyard rear garden
- Off road parking for 1/2 Cars to front driveway
- Epc rating D

**Description:**

An utterly charming and deceptively spacious, 2-bedroom mid terraced cottage offered with NO ONWARD CHAIN. In close proximity to local amenities, including a post office, small supermarkets, primary school and several eating establishments are within walking distance, as well as public foot paths into open fields. A short drive makes the M42/M5 motorway junctions are most reachable for commuting to Birmingham and surrounding areas. The layout briefly comprises: Double glazed porch with radiator. Spacious lounge, having inglenook fireplace with electric fire to hearth and cupboards aside. Excellent kitchen/diner, with wood fronted cupboards, inset sink, electric hob, oven, space and plumbing for appliances, door to rear elevation and stairs rising to landing. Upstairs has a larger than average main bedroom, with two windows and replaced timber flooring. Small double bedroom, plus a delightful bathroom with a hand painted mural on the walls. Outside: Front driveway, with space for up to 2 cars (size dependent). The rear garden is a courtyard, with pretty trellised fence to sides, slightly raised terrace and patio, mature shrubs inset and small tool shed. Other benefits include: Replaced double glazing, upgraded combi boiler and loft insulation.



**Details:**

**Double glazed porch**

**Lounge**

13' 8" min to inglenook x 12' 9" (4.16m x 3.88m)

**Kitchen/diner**

13' 6" inc stairs x 11' 7" (4.11m x 3.53m)

**Small landing with cupboard off**

**Bedroom 1**

16' 10" x 14' 0" (5.13m x 4.26m)

**Bedroom 2**

8' 6" x 8' 4" (2.59m x 2.54m)

**Bathroom**



**EPC Rating:**

**Council Tax Band:** (tbc by solicitors).

**Tenure:** (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?

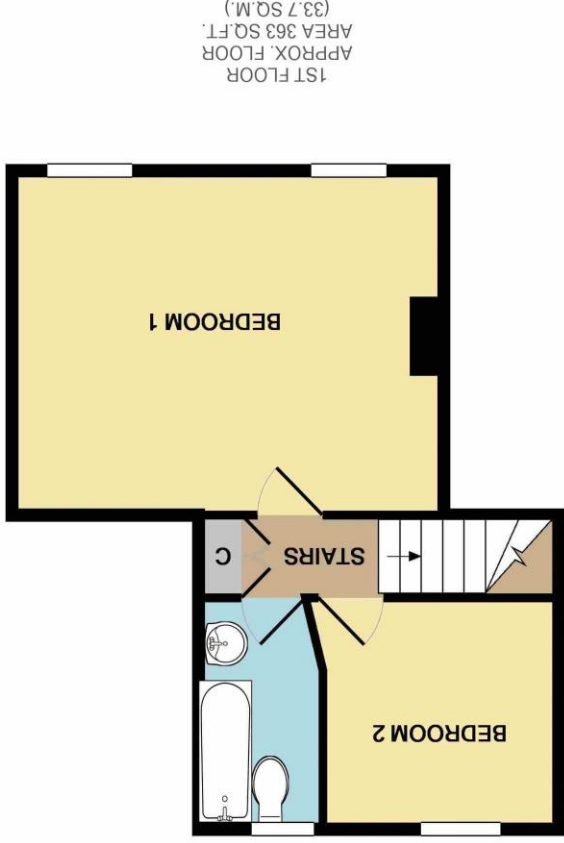
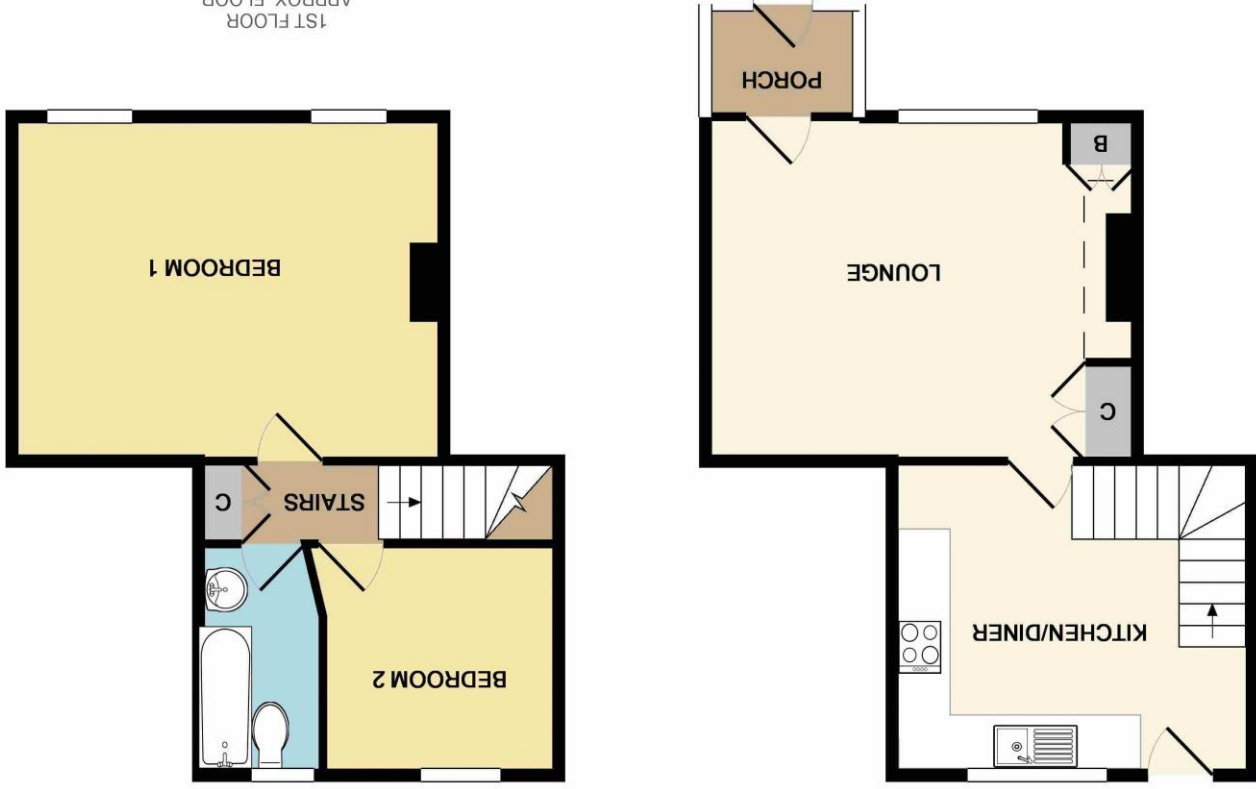
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL APPROX. FLOOR AREA 749 SQ. FT. (69.6 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. Made with Metropix ©2019

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