

**AP MORGAN**



**York Road, Bromsgrove**  
Offers Over £310,000

**Features:**

- Three bedroom detached family home on a generous plot
- Spacious dual aspect lounge
- Separate dining room & conservatory
- Stylish fitted kitchen
- Four piece family bathroom
- Six car driveway & double garage
- Sizable, flat rear garden
- EPC - TBC

**Description:**

A well-proportioned, three bedroom detached family home, situated in a popular location of Sidemoor, Bromsgrove. The interior house layout briefly comprises: Enclosed porch, having plenty space for cloaks to side on a hook rack and hallway leading to following rooms. Fitted kitchen with free standing range style oven, inset white sink, walk-in storage cupboard, having plumbing for a washing machine, space for a tumble dryer and wall mounted combination central heating boiler. Through lounge, with recess to chimney for a plug in fire and patio doors leading out to the rear conservatory. Separate dining room with French doors to the garden and door to side elevation. Moving upstairs the first floor has a very generous family bathroom, with walk-in shower and a separate bath; two double bedrooms and a spacious single bedroom three. Other benefits include: Double glazing and replaced central heating boiler (approx four year old), as well as fascia, soffits and gutters. Outside to the rear boasts an impressive sized garden, having seating areas, mature shrubs to lawn edges and access to the rear of the garage; while the frontage of the property is approached via a private six car driveway leading to the attached double garage which may make further space for conversion (subject to planning). The property is set conveniently for local shops, parks, schooling, children's centre and bus routes. Whilst Bromsgrove town centre is reasonably walk able from Broad Street. In addition, major road links (M5 & M42) are easily accessible for travel and commuting to surrounding areas.



**Details:**

**Porch**

**Hall**

**Lounge**

20' 10" x 9' 11" (6.35m x 3.02m)

**Dining Room**

11' 4" x 5' 1" (3.45m x 1.55m)

**Conservatory**

9' 8" x 9' 3" max (2.94m x 2.82m)

**Kitchen**

12' 10" x 8' 0" (3.91m x 2.44m)

**Stairs rise to first floor**

**Bedroom One**

11' 3" x 11' 2" (3.43m x 3.40m)

**Bedroom Two**

11' 2" x 9' 4" (3.40m x 2.84m)

**Bedroom Three**

10' 3" x 7' 5" (3.12m x 2.26m)

**Bathroom**

10' 2" x 6' 10" (3.10m x 2.08m)

**Double Garage**

19' 1" x 18' 3" (5.81m x 5.56m)

**EPC Rating:**

**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 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?

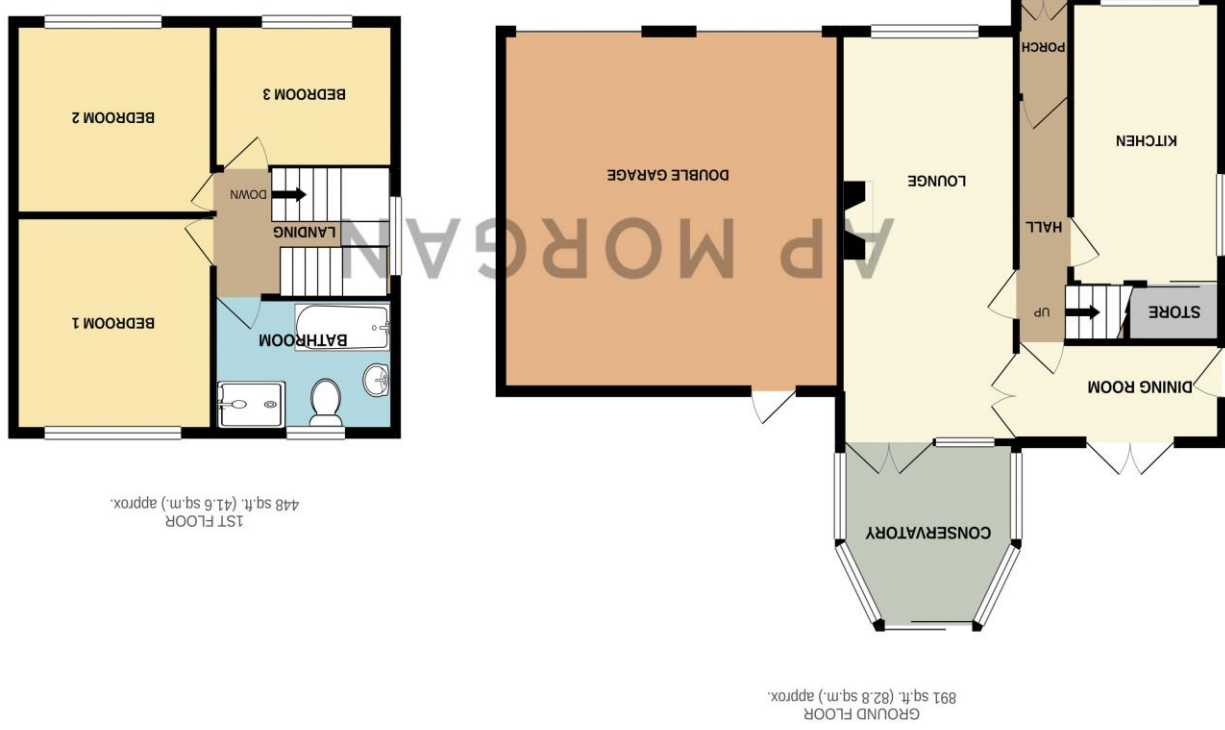
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### Need a removal company and storage?

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 FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.  
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.  
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