



**Rock Hill, Bromsgrove**

**£185,000**

**Features:**

- 2 Bedroom semi-detached house
- Lounge
- Kitchen/diner
- 2 double bedrooms
- Fitted Kitchen with log burner
- Modern shower room
- EPC rating E
- 

**Description:**

AP Morgan is pleased to offer this well-presented 2 bedroom semi-detached house of character in South Bromsgrove, well positioned for the town centre, sought after schooling, local shops, commuter routes to local motorways and the railway station. The property briefly comprises: Enter the lounge with its square proportions and feature fireplace, through to the kitchen/diner which has matching units and cupboards, an inset sink and drainer, integrated gas hob and oven, with space and plumbing for a washing machine. There is a further fireplace which houses a working log burner. At the far end of the kitchen is ample space for a dining table and chairs, and access to the rear garden and the covered patio seating area. Upstairs present 2 double bedrooms and the modern fitted shower room. Outside to the rear is the mature garden with covered patio seating area, lawn, trees, and toward the end a section currently used as a growing area, and a brick built garden store. The property benefits from gas central heating and wood framed double glazing.



**Details:**

**Lounge**

12' 0" x 12' 0" (3.65m x 3.65m)

**Kitchen/Diner**

14' 5" max x 12' 0" (4.39m x 3.65m)

**Stairs rise to first floor**

**Bedroom 1**

12' 0" x 12' 0" (3.65m x 3.65m)

**Bedroom 2**

12' 0" x 8' 2" (3.65m x 2.49m)

**Shower Room**



**EPC Rating:**

**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 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.

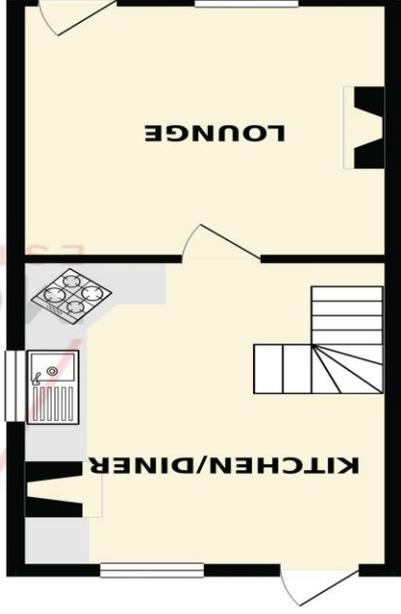
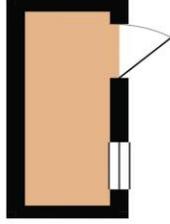
### Need a solicitor?

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.

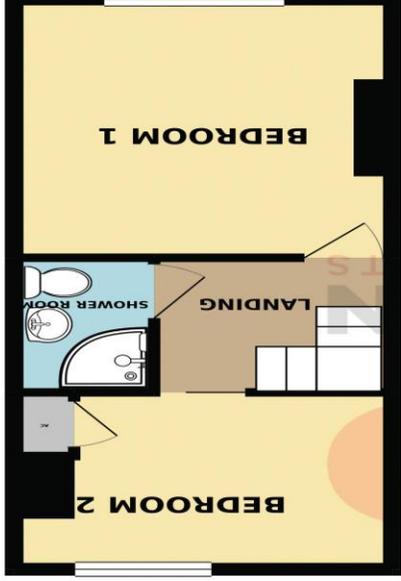
### Need a removal company and storage?

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.

GROUND FLOOR 348.16 sq. ft.  
( 32.34 sq. m. )



1ST FLOOR 316.70 sq. ft.  
( 29.42 sq. m. )



TOTAL FLOOR AREA : 664.86 sq. ft. ( 61.77 sq. m. ) approx.  
What 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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