



**AP**  
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**For Sale**  
01527 910 300  
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**Fox Lane, Bromsgrove**  
£240,000



**Features:**

- Well presented, semi detached house
- Three bedrooms all with wardrobes
- Lounge, kitchen/diner & conservatory
- Modern family bathroom
- Ground floor w.c.
- Extensive rear garden with shed
- Garage facility, 2 car parking to front
- Epc rating D

**Description:**

A most well appointed and rather charming, three bedroom semi detached house. Occupying a convenient location for local shop, an excellent choice of schooling, close to Sanders Park and great road transport links along main highways towards motorway junctions. A short drive will bring you within reach of Bromsgrove's railway station in Aston Fields. The layout briefly comprises: Delightful entrance hallway with deep cloaks storage cupboard, oak effect floor and useful under stairs w.c. with sink. Tasteful front lounge, having half bay window to front, oak effect floor and ample space for furniture. Kitchen/diner, offering an inset sink, matching wall, base and display units, space and plumbing for appliances. Sliding doors open to reveal a pleasant rear conservatory with French doors to the side. The first floor accommodation is given over to two double bedrooms and single bedroom three, all of which have wardrobes. The family bathroom is generous offering a modern white suite and electric shower over the bath. The landing has a loft hatch with drop down ladder leading to a part boarded loft. Outside to front, there is off road parking for two cars, the side area has shared access towards a single garage of 20' in length, with lawn in front. The rear garden is of particular note, having initial seating areas, one aside the conservatory, beyond the rear of the garage is a larger than average timber shed, after which the garden opens out to a long lawn, edged with mature planting and leading onto a further seating space at the far end. Other benefits include: Double glazing to house and gas central heating to radiators. EARLY INSPECTION ADVISED TO SECURE THIS MOST PLEASANT HOME.





**Details:**

**Entrance Hallway**

**Under stairs W.C.**

**Lounge**

16' 9" max into bay x 10' 5" (5.10m x 3.17m)

**Kitchen/diner**

16' 6" x 9' 5" (5.03m x 2.87m)

**Conservatory**

9' 3" x 7' 10" (2.82m x 2.39m)

**Stairs rise to first floor landing**

**Bedroom 1**

12' 0" x 10' 5" inc wardrobes (3.65m x 3.17m)

**Bedroom 2**

12' 0" x 8' 7" min w (3.65m x 2.61m)

**Bedroom 3**

8' 8" x 7' 7" includes wardrobe (2.64m x 2.31m)

**Family Bathroom**

8' 2" x 5' 8" (2.49m x 1.73m)

**Single Garage**

20' 0" x 8' 8" (6.09m x 2.64m)

**EPC Rating:** D

**Council Tax Band:** B (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.

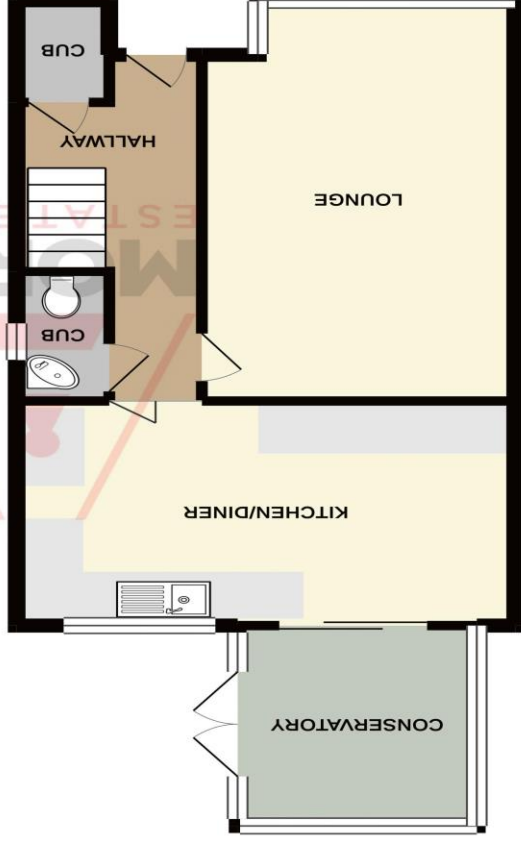
### Need a solicitor?

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.

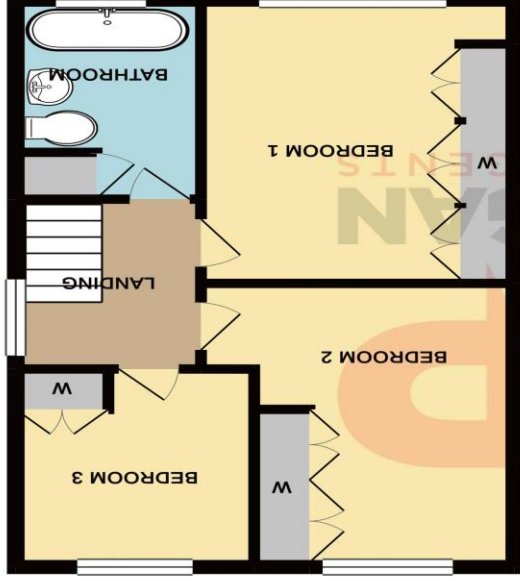
### Need a removal company and storage?

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.

GROUND FLOOR 493 sq. ft. (45.8 sq. m.)



1ST FLOOR 397 sq. ft. (36.8 sq. m.)



TOTAL FLOOR AREA: 889 sq. ft. (82.6 sq. m.) approx.  
While 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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