



Offers Over £800,000 Redditch Road, Bromsgrove, B60 4JP

A rare opportunity to acquire this period property built in 1925, sold with full planning permission for a five bedroom detached house at the rear of the current property. This property is prestigious in the area and boasts a very generous plot.

The house currently has a hall, lounge, sitting room, dining room, kitchen, stairs that lead to the first floor landing, three double bedrooms, a family bathroom and separate w/c, ladders lead to a fully boarded loft space that was previously used as an office space. Outside the property is a large garage, a large rear garden, generous driveway and a front garden.

The property is ideally placed in the popular area of Stoke Heath, offering local parks and playing fields, is a short distance from Avoncroft Museum and within close proximity to Bromsgrove Town Centre. Bromsgrove itself offers a range of shopping, restaurant, leisure and high street facilities including the prestigious Bromsgrove School, good Local Authority schools and providing easy access to the M42 and M5 motorway links also Bromsgrove Train Station.

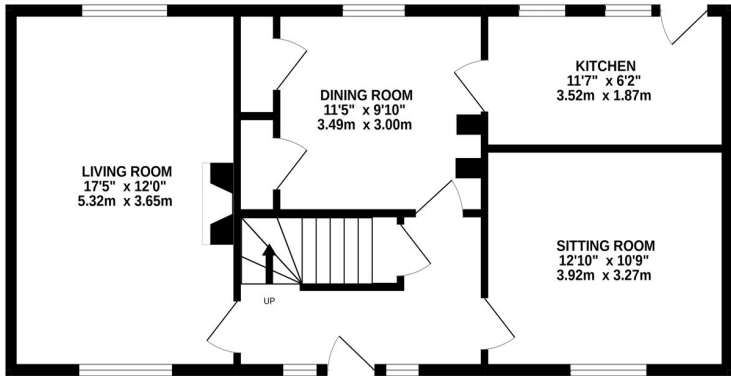
Bromsgrove is the main town within the larger Bromsgrove district. In the middle ages it was a small market town primarily producing cloth & then during 18th & 19th centuries it became a major centre for nail making. Bromsgrove was first documented in the early 9th century as Bremegraf.

Education: Bromsgrove schools use a three-tier education system (first school, middle school, high school also special schools) as well as being home to the infamous Bromsgrove Independent School.

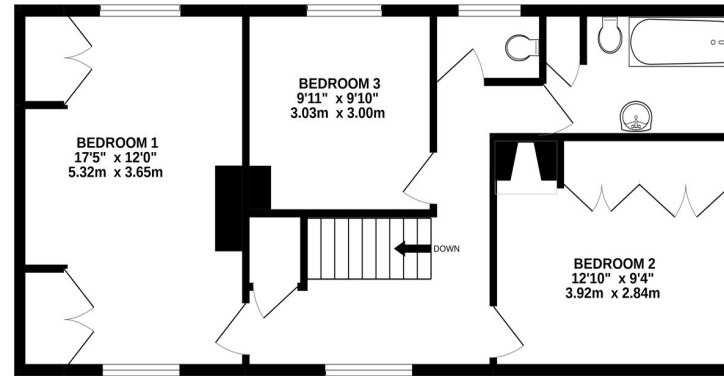
Tenure: Freehold
EPC Rating: E
Council Tax Band: F
Approx. Floor Area: 130.8sq m (1408sq ft)
Rear Garden Orientation (approx.): North



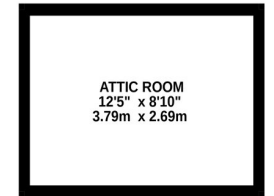
GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
110 sq.ft. (10.2 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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For more information, to arrange a viewing, or if you need a valuation on your own property, call us on 01527 306420, or email: info@reabromsgrove.co.uk

Need a mortgage?

We recommend Guest Independent Mortgage Advice. They can search the market, get a decision in principle, and achieve mortgage offers very quickly. They also have a five star rating for excellent customer service so give them a call on 01527 306425, or visit their website for more info: www.guestindependent.com

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market (and preferably sold) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly if you need to sell, just ask for a free valuation and we can pop out to your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time, reducing the stress levels of all involved. We can instruct a firm that is competitive on cost and very reliable. Just ask for a quote.

Need a surveyor?

If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you.

Need a removal company and storage?

Don't fancy the idea of multiple trips in your mate's van? We can recommend a professional and competitive local firm.

Where to find us:

Our address is: 1 St Godwalds Road, Aston Fields, Bromsgrove B60 3BN (Near Bromsgrove train station)



The planning permission that has been granted on this property is as follows:

Adjacent is the floorplan, front, rear and side elevations of the property and further on you will see the plot outline and over-views of the perspective build.

Plans attached for ease of reference. Also attached are the Decision Notices for both the Permission in Principle (PIP) and the Technical Details (TD) consent.

Regarding timing, the PIP will have effect for three years, so technical details consent must be granted within that period. The PIP was Granted on the 2nd June 2020 whilst the TD was granted on the 1st July 2021

Ground floor 129.4m² / First floor 115.3m² Garage 40.6msq - TOTAL 285.3m²

The Footprint is 192.7msq



