



**£120,000**

Laurel Grove, Bromsgrove. B61 8LU

**GUEST**  
ESTATE AGENTS



First floor flat  
120 years left on the lease  
No chain  
Two bedrooms  
Bathroom with shower over bath  
Living/dining room with balcony off  
PVC double glazing  
Brick built storage shed

Situated in a popular residential area, with lots of green, recreational space, this spacious two bedroom, first floor flat offers generous accommodation, excellent storage, and a private balcony, making it a superb option for first-time buyers, investors, or those looking to downsize. In addition the ground rent is only £10 per year, service charge is just £816.34 per year and the council tax band is A.

There is a spacious living/dining room with access to a private balcony, that is south west facing, ideal for enjoying fresh air or relaxing outdoors and there is a kitchen with a breakfast bar, and plenty of fitted cupboards and work top space. Both bedrooms offer generous space, suitable for various furniture arrangements, perfect for a couple, sharers or a bedroom and home office and the slightly larger bedroom at the front overlooks the large, communal green. There is a bathroom with a shower over the bath, plus a separate WC and there are two built in cupboards within the flat and a useful, external brick built shed to the rear of the property which is great for bikes, tools or seasonal items.

To the front of the apartment block there lies an expansive communal green, dotted with mature trees and offering a wonderful sense of openness. A small, well maintained play park adds to the family friendly feel, creating an inviting space for residents to relax, unwind or enjoy the outdoors. The property is close to Broad Street which offers a diverse range of amenities, including shops, nearby schools, healthcare facilities, and recreational spaces. Its location also provides



easy access to Bromsgrove town centre and major transport links, making it a convenient place to live and work.

This first floor flat is a great opportunity to acquire a spacious and practical home in a convenient location.

Tenure: Leasehold\*\* - 120 years left

Ground rent of £10 per year

Service charge of £816.34 a year

EPC Rating: C

Council Tax Band: A

Approx. Floor Area: 69.6 sq m (749.0 sq ft)

For room measurements please refer to the floorplan.

\*The property is believed to be leasehold by the current owners. This will be verified during the legal process by the conveyancers.

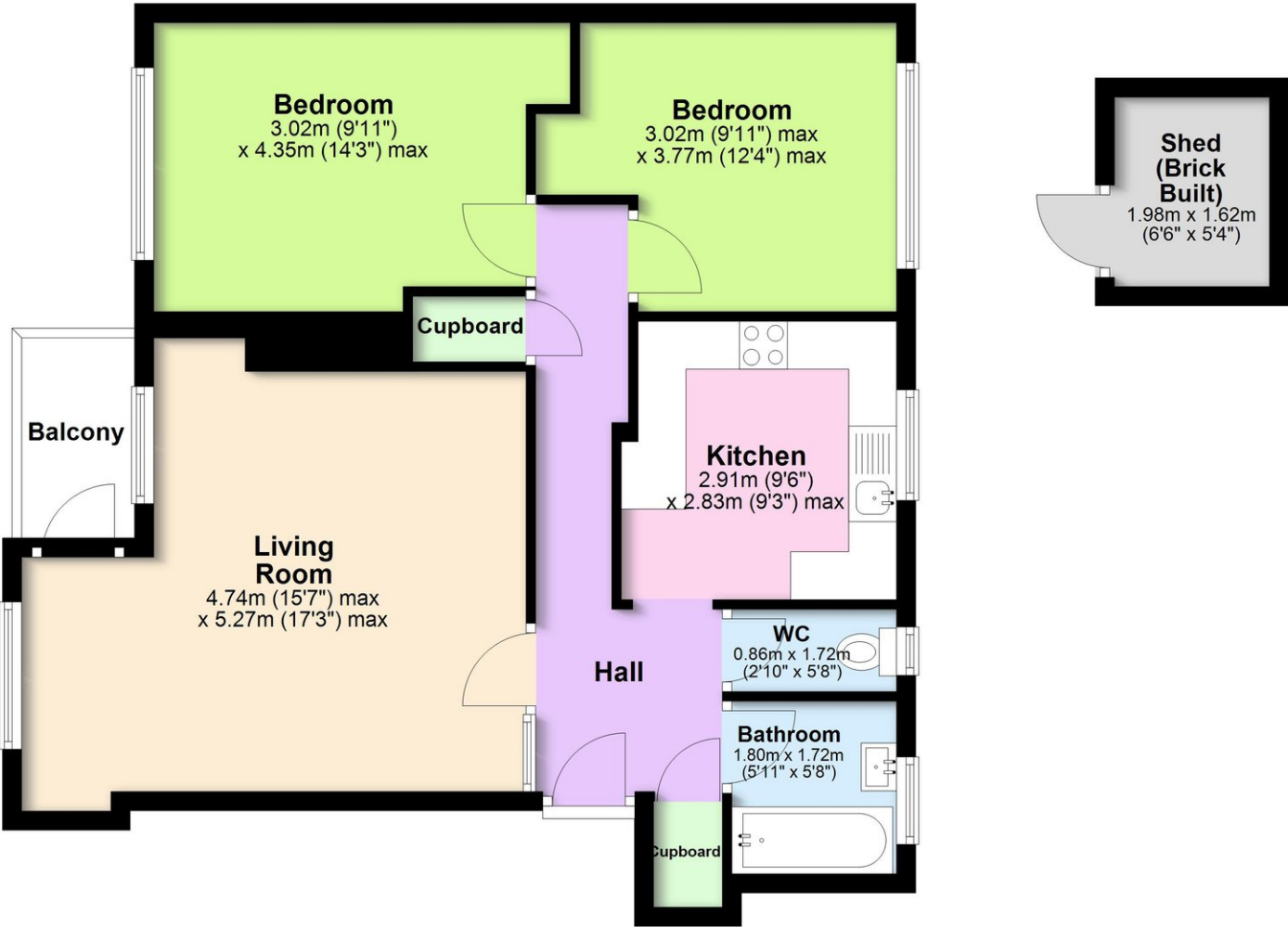




Floorplan

1st Floor Flat

Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.  
Plan produced using PlanUp.

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Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

### **Lettings**

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

### **Everything else**

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

### **Our contact details**

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