



**Plot 246, Gilberts Lea, Birmingham Road**  
From £485,000

**Features:**

- Brand new, four bedroom detached home
- Part exchange & Help to buy available
- Lounge and study
- Kitchen/diner/family room
- Separate utility room.
- Bathroom, ensuite and ground floor w.c.
- Stamp duty assistance. Epc on completion
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**Description:**

A brand new, four bedroom detached home of The Holden design. Being part of the Gilbert's Lea development. Benefiting from many fitted items, carpets and hard flooring. The layout is as follows. Pleasant entrance hallway, with doors to following rooms. Ground floor w.c. with window to side and useful storage cupboard. Lounge, with bay window to front over looking green space. Separate study. Stunning Kitchen/diner/family room, having large bay window to rear inset with French doors to the garden. The units are grey, with inset 5 ring gas hob, steel extractor, oven, built-in dishwasher and fridge/freezer. A further door leads out to a utility with work surface with space for appliances beneath. The first floor is given over to a master bedroom with two sets of fitted wardrobes and access to a pleasant en-suite shower room. This is followed by a two further double bedrooms, one generous single bedroom four and a main house bathroom, featuring a separate shower enclosure as well as a bath. Outside the front has a small garden, with a driveway aside leading to the garage and gate gaining entry to the rear garden. This is fenced and laid initially with a patio and further space for a lawn. The development is popular for its landscaping, children's outdoor play facilities, access to public foot paths and most reachable for the M42/M5 motorway for commuting. The development is placed just over a mile North of Bromsgrove town centre shopping High Street, various pub, bars, cafe's and restaurants, as well as leisure facilities and schooling both private and state, across a full age range. Please note: The front photograph is not the actual property but a representation of the design. CALL 01527 910300 TODAY TO BOOK AN APPOINTMENT & MORE INFORMATION PART EXCHANGE & HELP TO BUY AVAILABLE. Advertised price is reflective of a stamp duty gift for single property ownership.



**Details:**

**Entrance Hallway**

**Ground floor w.c.**

**Lounge**

19' 0" into bay x 12' 2" (5.79m x 3.71m)

**Kitchen/diner/family space**

20' 2" x 14' 3" both max (6.14m x 4.34m)

**Utility Room**

8' 4" x 5' 2" (2.54m x 1.57m)

**Study**

9' 5" x 7' 8" (2.87m x 2.34m)

**Stairs rise and turn to first floor landing**

**Master Bedroom**

13' 2" d to wardrobe fronts x 12' 2" max w (4.01m x 3.71m)

**Ensuite Shower Room**

7' 2" x 4' 6" (2.18m x 1.37m)

**Bedroom 2**

14' 4" x 12' 7" both max (4.37m x 3.83m)

**Bedroom 3**

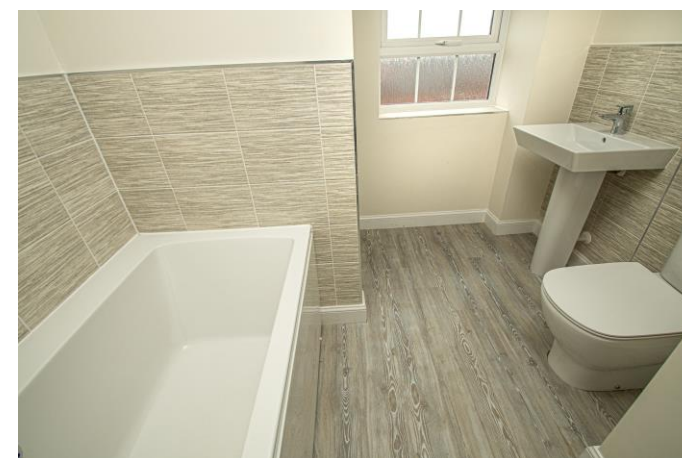
13' 4" x 9' 5" both max (4.06m x 2.87m)

**EPC Rating:**

**Council Tax Band:** (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.

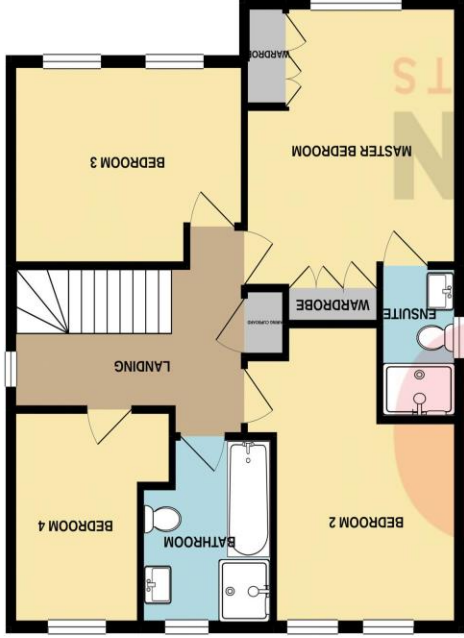
Need a removal company and storage?

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  
876 sq. ft. (81.4 sq. m.) approx.



1ST FLOOR  
695 sq. ft. (64.5 sq. m.) approx.



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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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