



**AP**  
**MORGAN**  
**For Sale**  
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**Appletrees Crescent, Woodland Grange,**  
Offers in Excess of £450,000



**Features:**

- Impressive detached house
- Four double bedrooms with built in wardrobes
- Lounge with log burner and dining room
- Further reception room currently used as a playroom
- Modern fitted kitchen and utility room
- Family bathroom, ensuite and ground floor WC
- Large rear garden
- Substantial drive for off road parking and external double garage

**Description:**

A beautifully presented four-bedroom family home offering spacious family living situated on the popular estate Woodland Grange, Bromsgrove. Enjoying an exceptionally convenient location to nearby Bromsgrove town centre benefitting from nearby shops, restaurants, pubs, good school catchments and leisure facilities. The property is also well situated to major road links including the M5 and M42. The accommodation briefly comprises of, an entrance hall, large lounge with feature log burner and double doors leading onto the garden, modern fitted breakfast kitchen with integrated fridge/freezer, dishwasher, double oven and hob. Double doors lead into the dining room with views onto the rear garden. There is a further reception room currently used as a playroom, a utility room with access to the rear garden and a W/C. The first-floor landing accommodates a sizeable master bedroom with built in wardrobes and modern en-suite shower room, a further three great sized double bedrooms all having built in wardrobe storage and a modern fitted family bathroom. On the ground floor the significant frontage gives off road parking for up to four cars and access to a large double garage fitted with electrics and lighting. To the rear of the property is a well maintained and expansive garden with large grassed area and a sunny patio area offering space for garden furniture. At the top of the garden sits a decking area with space for a hot tub and further seating. A side gate allows access to the front of the house. The property further benefits from having gas central heating (fitted in 2018) and double glazing throughout.





## Details:

### Entrance Hall

### Lounge

19' 6" x 11' 6" (5.94m x 3.50m)

### Dining Room

11' 2" x 8' 10" (3.40m x 2.69m)

### Kitchen/Breakfast Room

13' 3" x 10' 8" (4.04m x 3.25m)

### Utility Room

### Study

10' 8" x 5' 5" (3.25m x 1.65m)

### W/C

### First Floor Landing

### Master Bedroom

13' 3" x 11' 10" (4.04m x 3.60m) max

### En-suite

### Bedroom Two

12' 8" x 11' 0" (3.86m x 3.35m) max

### EPC Rating: D

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



**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?

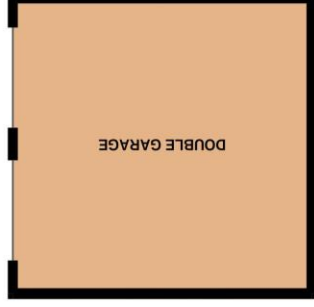
If you need to sell a property in order to buy, you'll ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

## Need a solicitor?

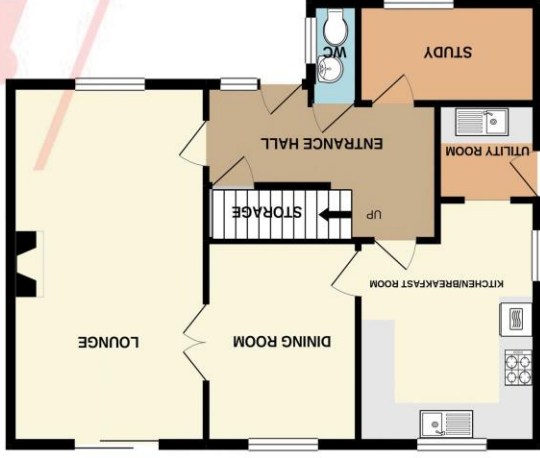
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

## Need a removal company and storage?

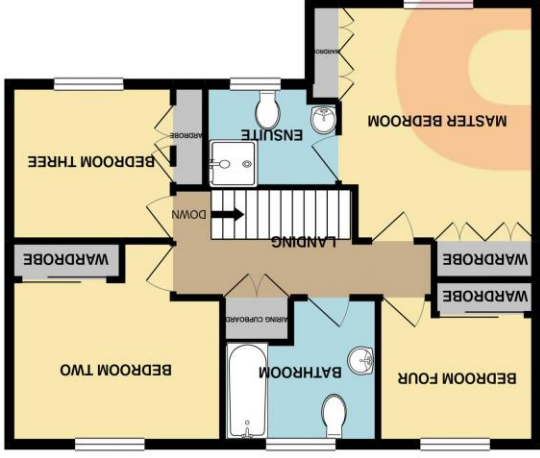
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cubereovals.co.uk](http://cubereovals.co.uk), to arrange a survey.



GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq. ft. (150 sq.m.) approx.

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