



AP MORGAN

**College Road, Bromsgrove**  
Guide Price £875,000

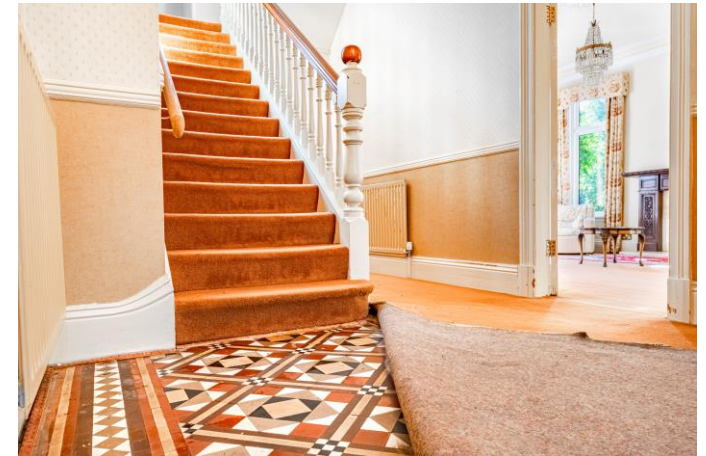


**Features:**

- Prestigious detached Victorian home
- Four double bedrooms & single bedroom five
- Generous dining, drawing & sitting rooms
- Kitchen/breakfast room
- Principle bathroom, shower room & ground floor W/C
- Large driveway & detached coach house/garages
- Generous rear gardens
- EPC - E

**Description:**

A prestigious and characterful detached house offering excellent potential for generous family living. Constructed as one of the first properties on the road within the late 1800's, the property maintains some of its charming original Victorian features and occupies a substantial plot approximately one acre on the sought-after College Road, Bromsgrove. In brief the spacious accommodation comprises: Porch with front door having original stained glass from Bromsgrove guild of Applied Arts, large entrance hall having stunning original Minton tile floor under carpet, staircase to first floor landing and access door to cellar, sitting room, generous dining room with feature open fire, large bay windows and French doors to the front, spacious drawing room with gas coal effect fire, dual aspect windows and door to the rear garden, kitchen/breakfast room having a range of fitted units and side access door out to the driveway, separate laundry room with inset sink, space for further appliances and large storage cupboards. Moving upstairs the first-floor landing establishes a master bedroom with stunning views out to the rear garden, three additional large double bedrooms, and shower room. A further single bedroom sits on a lower landing level with a large family bathroom occupying a walk-in shower and separate bathtub. Outside the property boasts an impressive detached double garage/coach house presenting opportunity to develop into separate living space or annex. The garage space also provides workshop to the rear with chimney, mechanics inspection pit and a ladder leading up-to a large storage room in loft. The grounds to the rear provide initial patio space with steps leading down to a large lawn and extending further to the rear offering additional space for the construction of further outbuildings. Access gates are available on both sides of the





**Details:**

**Porch**

**Entrance Hall**

**Dining Room**

17' 8" max into bay x 16' 9" max (5.38m x 5.10m)

**Sitting Room**

17' 9" x 14' 9" (5.41m x 4.49m) max

**Drawing Room**

11' 9" max into alcove x 11' 4" (3.58m x 3.45m)

**Laundry Room**

10' 0" x 12' 9" (3.05m x 3.88m) max

**Kitchen**

12' 5" x 16' 6" (3.78m x 5.03m) max

**Garage**

14' 6" x 12' 5" (4.42m x 3.78m)

**Garage**

9' 9" x 16' 4" (2.97m x 4.97m)

**Garage Store**

9' 3" x 10' 0" (2.82m x 3.05m)

**Workshop**

6' 9" x 12' 5" (2.06m x 3.78m)

**EPC Rating:** E

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

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

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



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Property to sell?

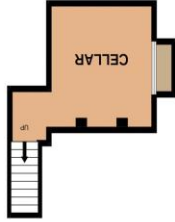
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BASEMENT  
184 sq. ft. (17.3 sq m.) approx.



GROUND FLOOR  
1800 sq. ft. (167.3 sq m.) approx.



FIRST FLOOR  
1220 sq. ft. (113.4 sq m.) approx.

TOTAL FLOOR AREA : 3205 sq. ft. (297.7 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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