



**Appletrees Crescent, Bromsgrove**  
Offers in Excess of £425,000



**Features:**

- Detached family home on corner plot
- Four bedrooms & dressing room/nursery
- Contemporary breakfast kitchen & family room
- Sitting room with bay & separate dining room
- Family bathroom, en-suite & GF w/c
- Well maintained rear garden
- Driveway and integral garage
- EPC - D

**Description:**

A beautifully presented and thoughtfully extended, detached family home situated on the sought after Woodland Grange development, Bromsgrove. The interior of the property briefly comprises a covered porch, entrance hall with stairs rising to the first floor landing, ground floor w/c, dining room to the front with bay window, spacious lounge with feature fireplace and further bay to the rear, stylish open plan kitchen/breakfast room having had cupboard doors and worktops replaced, opening into a bright family room and a separate utility room. Upstairs the first floor landing accommodates a family bathroom, beautifully presented master bedroom with integrated wardrobes and modern en-suite shower room, bedroom two with access through to the extended dressing/nursery room along with two further good-sized bedrooms, one with a bay window. Outside to the rear situates a well-maintained rear garden offering initial patio space to lawn with planted borders and fenced boundaries. A side access gate allows entry to the front of the property which benefits from a two-car driveway and integral garage. Further benefits include insulated loft space, double glazing and gas central heating throughout. Located on a corner plot within a popular sought-after location the property is situated within reach of Bromsgrove town offering a variety of shopping, leisure facilities, pubs, eateries and ease of access to major road links including the M5 and M42.





**Details:**

**Covered Porch**  
**Entrance Hallway**

**Dining Room**  
11' 8" x 9' 3" (3.55m x 2.82m) max

**Sitting Room**  
15' 5" x 15' 4" (4.70m x 4.67m) max

**Kitchen/Breakfast Room**  
16' 5" x 9' 0" (5.00m x 2.74m)

**Family Room**  
14' 10" x 7' 7" (4.52m x 2.31m)

**Utility Room**

**W/C**

**Garage**

**Master Bedroom**  
12' 4" x 11' 2" (3.76m x 3.40m)  
**En-suite**

**Bedroom Two**  
12' 4" x 12' 4" (3.76m x 3.76m) max

**Bedroom Three**  
11' 10" x 9' 4" (3.60m x 2.84m) max

**Bedroom Four**  
6' 6" x 12' 6" (1.98m x 3.81m)

**Dressing Room/Nursery**  
15' 6" x 7' 4" (4.72m x 2.23m)

**Bathroom**

**EPC Rating:** D

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

**Tenure:** Freehold (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.

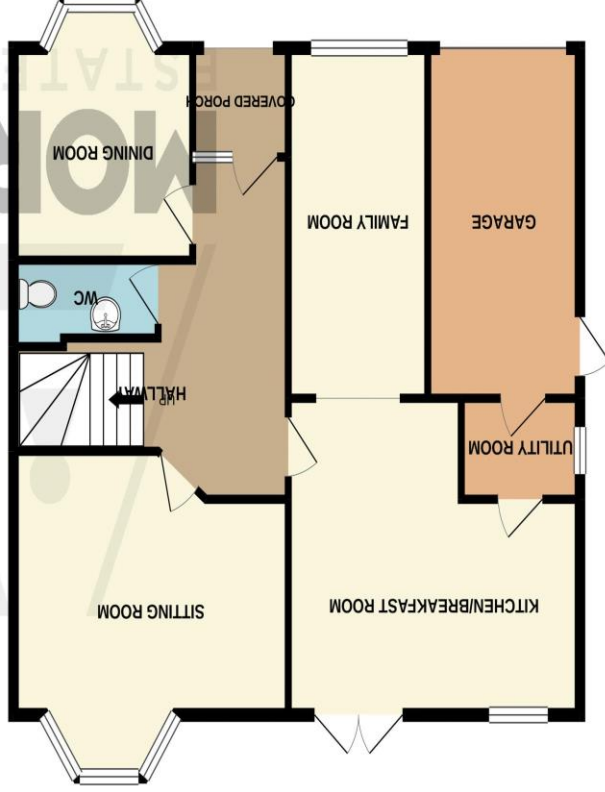
### Need a solicitor?

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.

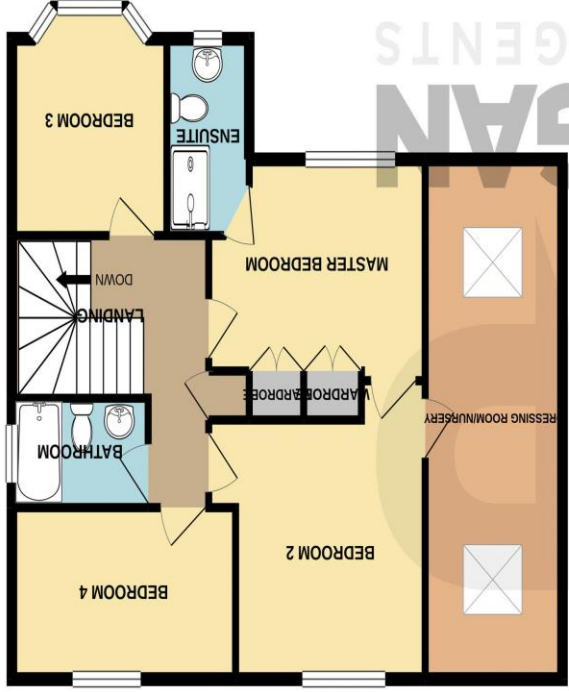
### Need a removal company and storage?

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  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 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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