



Marlborough Avenue, Bromsgrove
Offers in Excess of £400,000

Features:

- Semi-detached house
- Lounge & second reception room
- Open plan kitchen/diner
- Four bedrooms
- Family bathroom & en-suite
- Large rear garden
- Driveway & garage
- EPC - D

Description:

A well-presented four-bedroom, semi-detached family home situated in a sought-after location of Aston Fields, Bromsgrove. The property briefly comprises entrance hallway, front reception/dining room with bay window, spacious lounge with sliding doors to the rear garden, open plan fitted kitchen/diner benefitting from underfloor heating, integrated dishwasher, extractor hood, inset Blanco sink and space for an American style fridge freezer, range style cooker, washing machine and tumble dryer. An internal door gives access to the garage and a further rear access door to the garden. Upstairs the first floor accommodates a master bedroom with bay window, fitted wardrobes and a stylish shower room en-suite, two further great sized double bedrooms, a well-proportioned bedroom four and a refitted family bathroom benefitting from a bathtub and separate shower cubicle. To the rear the property enjoys a substantial rear garden providing patio space to lawn and fenced boundaries, with the front of the property offering a driveway for parking two cars. Further benefits include a part boarded loft space for storage, double glazing and gas central heating throughout with combi-boiler. Situated in a highly regarded location to the East of Bromsgrove town centre with ease of access to local shops, amenities, well-respected private and state schooling and Aston Fields train station for links into Birmingham Worcester and further afield. Bromsgrove Town offers a variety of further shopping, leisure facilities and eateries, with major road links including the M5 and M42.



Details:

Entrance Hallway

Reception/Dining Room

11' 6" x 11' 3" (3.50m x 3.43m)

Lounge

13' 3" x 11' 3" (4.04m x 3.43m) max

Kitchen/Dining Room

14' 6" x 16' 11" (4.42m x 5.15m) max

Garage

17' 0" x 9' 2" (5.18m x 2.79m) max

First Floor Landing

Master Bedroom

11' 9" x 11' 3" (3.58m x 3.43m) max

En-suite

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m) max

Bedroom Three

11' 9" x 9' 1" (3.58m x 2.77m) max

Bedroom Four

8' 10" x 9' 2" (2.69m x 2.79m)

Family Bathroom

11' 7" x 6' 0" (3.53m x 1.83m)

EPC Rating: D

Council Tax Band: (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?

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.morgans.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.

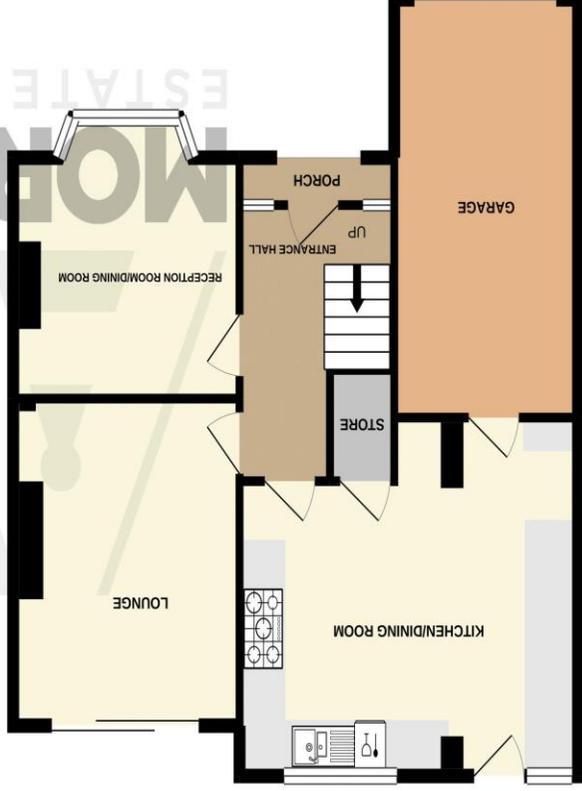
Need a solicitor?

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.

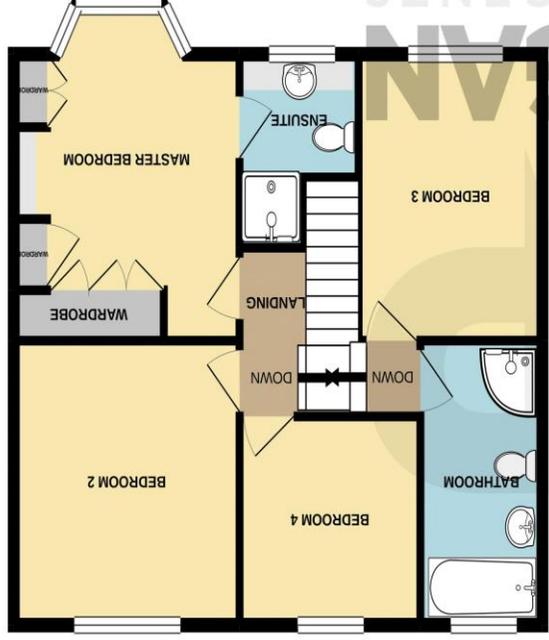
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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, to arrange a survey.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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