



Papworth Drive, Bromsgrove
Offers Over £335,000

Features:

- Detached family home
- Four bedrooms
- Converted garage reception/office
- Lounge & separate dining room
- Contemporary fitted kitchen
- Main bathroom & en-suite to master
- Large rear garden & driveway
- EPC - D

Description:

A beautifully presented four-bedroom detached family home with converted garage space. Situated in a desirable location of Lea Park Rise, Bromsgrove. The interior of the property briefly comprises: Entrance porch, Hallway with stairs to the first floor landing, spacious lounge with feature fireplace and opening into the dining room which provides double doors to the rear garden, a contemporary fitted breakfast kitchen boasting a large central breakfast bar, range style cooker with extractor hood above integrated fridge freezer, dishwasher and inset sink with separate drainer. A separate utility room adjoins the kitchen along with a ground floor w/c. Furthermore, the property benefits from a converted garage space offering a further reception room/office. The first floor accommodates a master bedroom with shower room en-suite, two further good-sized double bedrooms two and three, a well-proportioned bedroom four and a family bathroom benefitting from bathtub with overhead shower. Additional benefits include a double glazing and gas central heating throughout, recently replaced boiler and radiators, carpets replaced in all bedrooms over the past 12 months, mostly boarded loft space for storage and a pull-down loft ladder. Outside the property boasts a sizable rear garden mostly laid to lawn with patio, fenced boundaries and side access. To the front occupies a further lawn and a driveway for parking two cars. Situated in a cul-de-sac location within proximity to a convenience store, butchers, major road links including the M5 & M42 and public footpaths into open fields. Bromsgrove Town Centre is with reach providing a range of private and state schooling further shopping, amenities and leisure facilities.



Details:

Porch
Hallway

Lounge
13' 4" x 13' 5" (4.06m x 4.09m) max

Dining Room
9' 1" x 8' 2" (2.77m x 2.49m)

Kitchen/Breakfast Room
9' 1" x 12' 0" (2.77m x 3.65m)

Utility Room
W/C

Reception/Office
11' 9" x 7' 9" (3.58m x 2.36m)

Front of Garage Store
4' 2" x 8' 2" (1.27m x 2.49m)

Master Bedroom
11' 4" x 10' 5" (3.45m x 3.17m) max

En-suite

Bedroom Two
11' 3" x 9' 4" (3.43m x 2.84m) max

Bedroom Three
13' 9" x 8' 0" (4.19m x 2.44m) max

Bedroom Four
8' 7" x 8' 9" (2.61m x 2.66m) max

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

Property to sell?

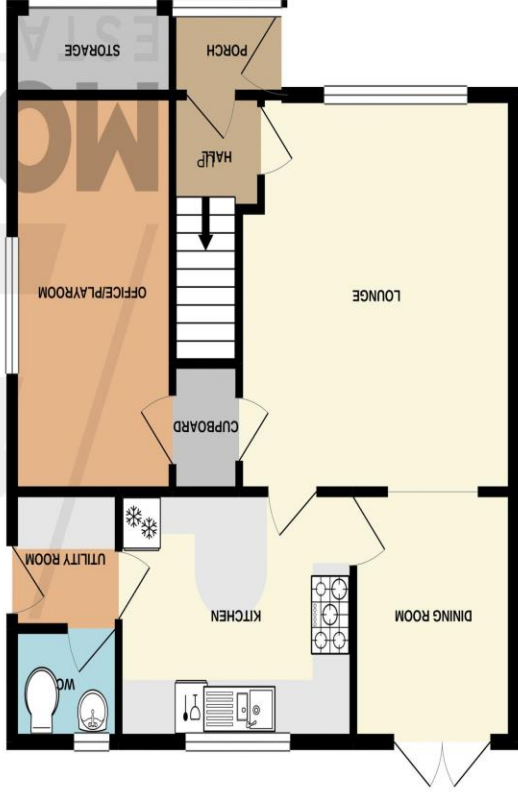
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

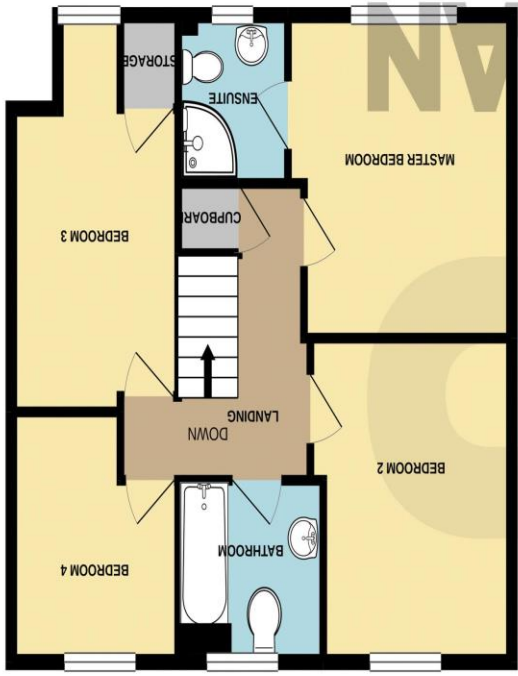
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

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